

Greetings from



Texas

Leander Comprehensive Plan Update

Adopted 12-3-2009

A Preliminary Statement from the Comprehensive Plan Update Committee

The Comprehensive Plan Update Committee (CPUC) has taken a great deal of time discussing a vision for Leander. A vision that reaches into an uncertain future. The goals and objectives discussed here can most certainly have a positive impact on the quality of life for the citizens of Leander, but a negative impact, if enacted, administered and managed poorly.

The over arching principles of the CPUC's goals and objectives are as follows:

One

Any rule or regulation created from these goals and objectives should be flexible. Every situation or condition can change the ground on which the regulation is based. A careful consideration should be given to the capacity for variance.

Two

Rules and regulations created from these goals and objectives should be used as negotiation tools. An open dialogue between the City and its citizens, land owners, neighbors, including investors and developers, should always maintain a goal to find the right path and make a quality product the best solution.



*dialogue between the City and its citizens
land owners, neighbors...*



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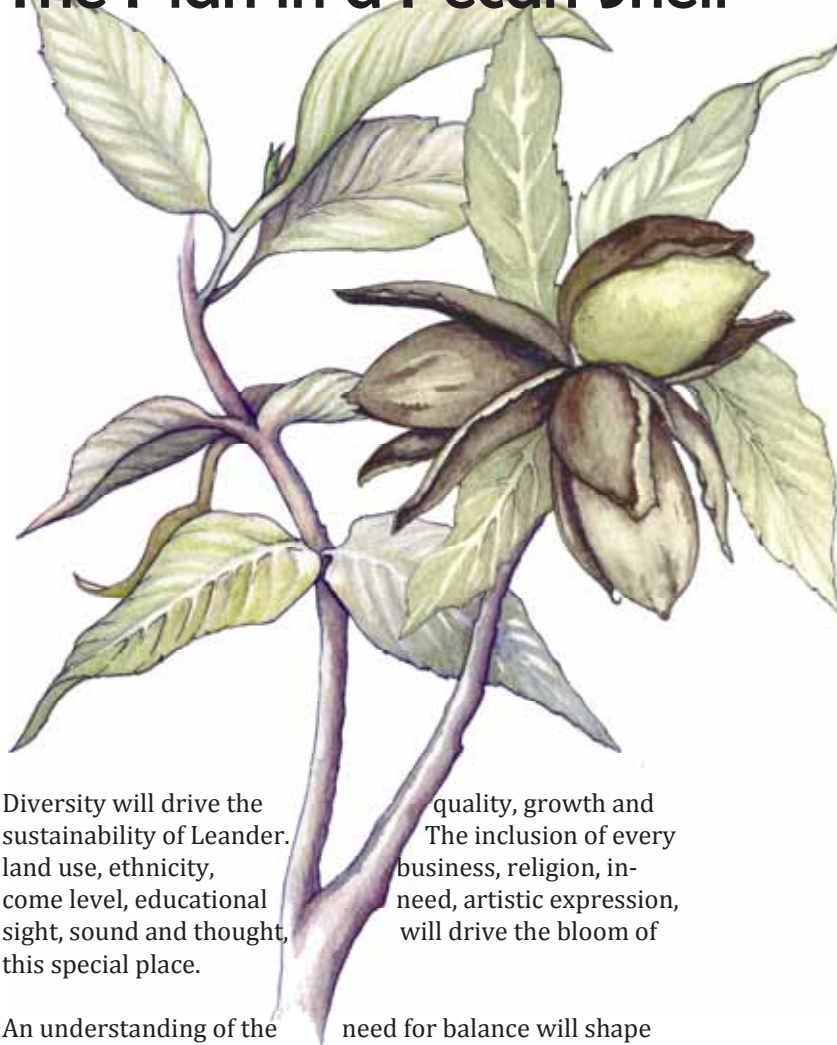
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Leander
Future

The Plan in a Pecan Shell



Diversity will drive the sustainability of Leander. The inclusion of every land use, ethnicity, business, religion, income level, educational need, artistic expression, sight, sound and thought, will drive the bloom of this special place.

An understanding of the need for balance will shape the policies for embracing growth. Industry, business and investment provide for the parks, public services, recreation, entertainment and peace that are necessary to rest and nurture the spirit.

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Sustainable land use considers the impact of travel, family time, and resource allocation. A model where there are multiple nodes of density, shopping, services and employment will reduce the need for trips, conserve energy and allow more time to enjoy life. The quality of Leander's waterways will provide a lasting and valuable asset to the community and the landowner, preserve recreational opportunities for future generations and provide a glimpse of the history and heritage of this land.

The transportation system considers all modes of moving about. It discourages the dendritic model imposed by suburban sprawl and encourages travel options accomplished through connectivity. This also fosters a greater opportunity for neighborhood business and housing types. Walkable development and design will create a greater sense of community and neighborly interaction. A consideration of unique districts may also provide for a sense of place within the community, through landscaping, style and character.

The identification of existing and new industrial areas should, through design, assure compatible expansion, in consideration of the surrounding uses and greater access to rail, roadways and regional corridors.

Infrastructure should include roadways, drainage, water quality, major utilities as well as arts and education. These are all necessary to build communities. Parks and recreation must be integrated into all decisions that identify public space including re-development and new development improvements.

All types of housing options should have a place. The design and planning standards should both accommodate them and assure they will sustain themselves as safe and viable uses, over time.

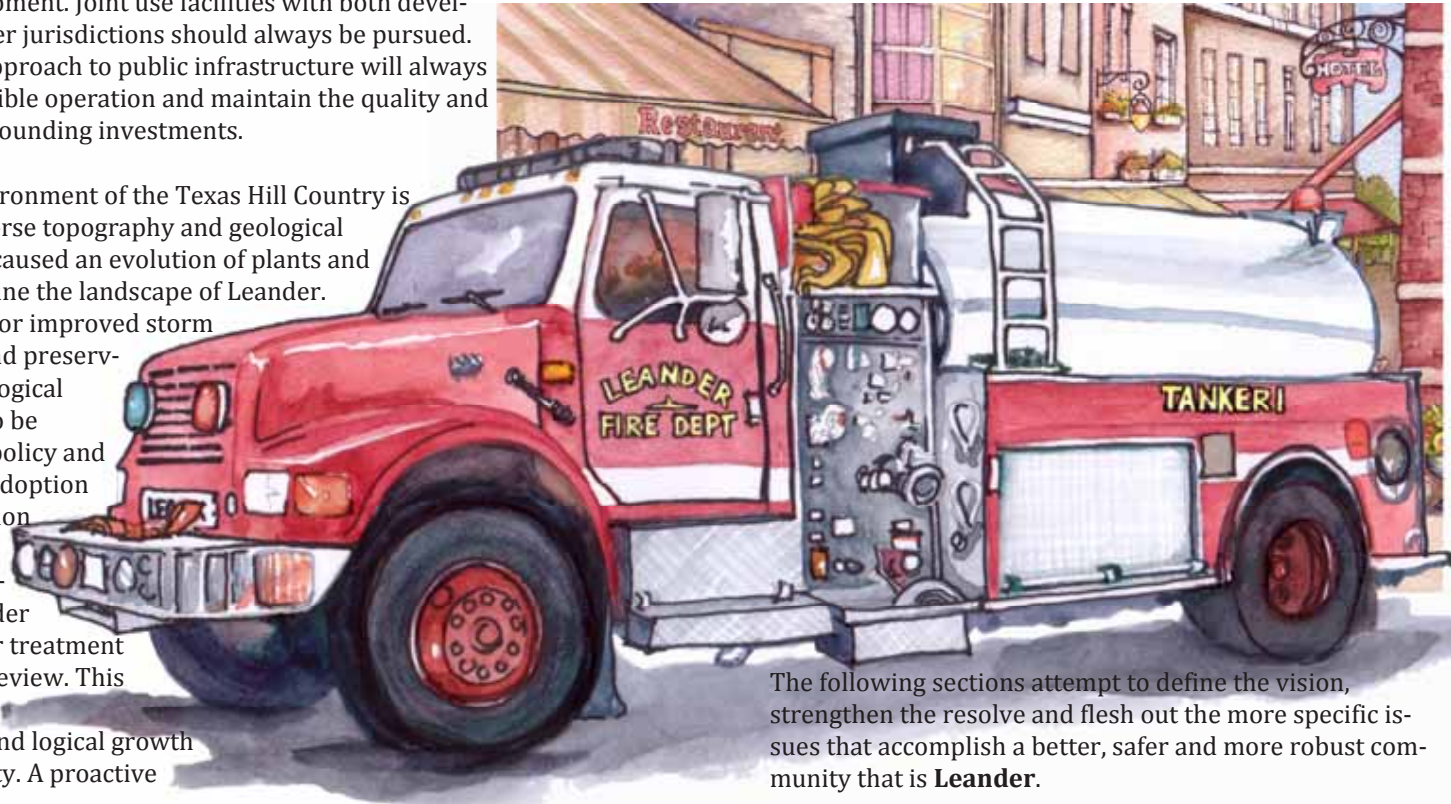
Civic infrastructure should be incorporated into all major nodes of development. Joint use facilities with both development and other jurisdictions should always be pursued. A partnership approach to public infrastructure will always assure a compatible operation and maintain the quality and value of the surrounding investments.

The natural environment of the Texas Hill Country is unique. The diverse topography and geological attributes have caused an evolution of plants and animals that define the landscape of Leander. Considerations for improved storm runoff quality and preservation of our ecological diversity need to be developed into policy and standards. The adoption and administration of existing state rules and regulations offer Leander more options for treatment and integrated review. This will contribute to the efficient and logical growth of our community. A proactive

approach to the integration of State and Federal requirements into our planning and review process puts Leander in a better position to adapt to the ever changing regulatory environment.

An effort to identify common needs and goals with surrounding jurisdictions can provide a more economical and rewarding approach to the operation and maintenance of municipal facilities and infrastructure.

Standing agreements and cooperative efforts with State and other local jurisdictions can assure faster and more economical improvements for the safety and benefit of Leander's residents and visitors.



The following sections attempt to define the vision, strengthen the resolve and flesh out the more specific issues that accomplish a better, safer and more robust community that is **Leander**.

The Vision

The Vision for Leander was an amalgamation of the History of Leander and the experiences of the Committee. It was based on a philosophical discussion concerning the most memorable places and communities that any of the participants had visited. From Paris to Portland, from the Rose Parade to Central Park, all the things that make a community both unique and enjoyable were dissected and distilled into issues and ideas that define a future for Leander. The following items were the paving stones to a future Leander:

A Sense of Place

Natural spacesOpen SpacePlazas....Art District....Art/Music....Galleries....Civic Buildings (museums)....Civic Space....Beautification plan using plants and flowers....Thematic Festival (s) and the associated Public Involvement....Safe Environment 24/7....Repeated theme and design palates (landscaping, street a visible night sky, signs, etc.)....Landmarks....Noticeable Locations....Incorporate Old with New....Separate districts....Maintain a sense of community w/ tourismoutstanding Architecture

Connectivity;

Multi Modal Transportation....Sidewalks....Airport or heliports....trails

Community;

Attitude of the Citizens....Volunteer Citizens....Diverse Population....Decentralize Commerce....Neighborhood retail....Sustainable Neighborhood....Sustainable Design....Signage....Identity

Infrastructure and the Environment.

Education....Local College ...Medical services ...Progressive-high tech Corporate Centers....Preserve trees....Access to open areas & public spaces (rivers and lakes)....Parks....Lights....Law Enforcement....Fire and Emergency Services were all important elements in a Vision for Leander.

A Vision for Leander

Where hope spills out onto the streets and the alleys, the schools and businesses, the homes and gardens and fills the eyes and hearts of children for the future,

Where all religions and creeds that talk of love and tolerance are welcomed and celebrated,

Where the only homogeneity is in a will to thrive and nourish, to respect and encourage.... to protect and flourish,

Where the tapestry of the community is colored with various and recognizable textures that represent the distinct cultures, traditions and races that that make up our town,

Where art defines the community in both pronounced and subtle ways that surrounds and contains everything from a child's first clear sight to a birds view from a bluff on the San Gabriel,

Where a modest family of youth can mature and flourish within the same neighborhood, grow old with friends from the beginning, pursue careers and enjoy their life nearby, where their children can repeat this cycle,

Where opportunity is not a concept but an action, a description of how any effort in the community lifts up rather than holds down, the constant casting of the net of inclusion, a promise and invitation of reward for sacrifice and honest effort,

Where the past meets the present, from homesteads that date back over 100 years and are intertwined with the promise of the future in central Texas,

Where the Oak Savannahs and river breaks illustrate the bones of our place, the canvas of our plan....where in a hundred years they are still an illustration to guide and inspire the careful evolution of a community called Leander.

1 Overview of Update

Overview of Update

The existing Comprehensive Plan had only been partially adopted from the DRAFT submitted in 2001. Since then the City had updated portions of the Plan as they became necessary for continuity and guidance. A Parks and Open Space Plan was adopted in 2004 and a Thoroughfare Plan was updated in 2007.

In Mid 2007 a process was begun to identify interested citizens for participation in the Leander Comprehensive Plan Update effort. The requirement attempted to include the four quadrants of the City, along with both in-City residents and extra territorial jurisdiction (ETJ) residents, young and old, new residents and long-time residents. It was determined that interested applicants would be appointed by the Planning and Zoning Commission. In the fall of 2007 the Leander City Council authorized the Planning Commission to appoint a Comprehensive Plan Update Committee for the purpose of reviewing and updating the existing Comprehensive Plan. The Planning and Zoning Commission reviewed the applicants and made their appointments. Since that time the CPUC has discussed, reviewed and identified priorities for recommended policy considerations to a Plan for the City of Leander.

A vision for the community was discussed and considered at length. All within a context of today and a distant future. The vision was fashioned from the places and experiences of the participants. The things that were most recognizable as real elements of true quality in life were utilized as the building blocks of a plan. Community pride, beautiful places and events, education, family and friends, opportunity to grow and be successful, diversity, safety and security, and others, became the fabric of the updated plan.

The following recommendations reflect the discussions and efforts to date.



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2

Current Demographics



Demographics

2.0 Current Demographics

By the numbers, is the basis of spending models, market studies, government spending, commercial investment, employment opportunity.....all discretionary spending. Grants, loans, bonds, and more importantly, bond rating agencies utilize the demographic data as a basis for potential value creation and the success of previous investment.

Demographers utilize sophisticated data gathering and modeling techniques to determine both current totals as well as projecting future outcomes from historical trends and new market and social forces. The following data outlines a snapshot analysis based on those trends, new and old, and provides important input for projections and proformas utilized by potential developers considering the implementation of projects from home building to hospitals.

They evolve as trends change and the market adjusts. The City of Leander's Economic Development Department makes every effort to update this information and is the most current source of new base data.

Demographics

2.1 Demographic Data (within a 0-10 mile radius) (% is percentages of households within the analyzed population)

Population	0-10 mi	%
2014 Projection	247,395	
2009 Estimate	200,733	
2000 Census	116,177	
1990 Census	58,379	
	Growth 2009-2014	23.25%
	Growth 2000-2009	72.78%
	Growth 1990-2000	99.00%

2009 Est. Population by Single Race Classification	0-10mi	%
White	162,305	80.86
African American	9,635	4.80
American Indian and Alaska Native	950	0.47
Asian	10,093	5.03
Hispanic/Latino	32,583	16.23
Native Hawaiian/Other Pacific Islander	194	0.10
Some Other Race	12,205	6.08
Two or More Races	5,349	2.66

2009 Est. Population by Age	200,733(0-10mi)	%
Age 0 - 4	17,545	8.74
Age 5 - 9	17,157	8.55
Age 10 - 14	16,107	8.02
Age 15 - 17	9,570	4.77
Age 18 - 20	6,979	3.48
Age 21 - 24	9,891	4.93
Age 25 - 34	26,906	13.40
Age 35 - 44	34,363	17.12
Age 45 - 49	16,401	8.17
Age 50 - 54	14,154	7.05
Age 55 - 59	10,809	5.38
Age 60 - 64	7,454	3.71
Age 65 - 74	8,307	4.14
Age 75 - 84	3,856	1.92
Age 85 and over	1,234	0.61
Age 16 and over	146,571	73.02
Age 18 and over	140,354	69.92
Age 21 and over	133,375	66.44
Age 65 and over	13,397	6.67
2009 Est. Median Age		33.59
2009 Est. Average Age		33.28

Households	0-10 mi	%
2014 Projection	81,835	
2009 Estimate	66,995	
2000 Census	39,646	
	Growth 2009-2014	22.15%
	Growth 2000-2009	68.98%
	Growth 1990-2000	101.08%

2009 Est. Households by Household Income		
pop 66,995	0-10 mi	%
Income Less than \$15,000	2,614	3.90
Income \$15,000 - \$24,999	2,960	4.42
Income \$25,000 - \$34,999	4,001	5.97
Income \$35,000 - \$49,999	8,008	11.95
Income \$50,000 - \$74,999	14,672	21.90
Income \$75,000 - \$99,999	12,714	18.98
Income \$100,000 - \$149,999	15,080	22.51
Income \$150,000 - \$249,999	5,817	8.68
Income \$250,000 - \$499,999	887	1.32
Income \$500,000 and more	242	0.36
2009 Est. Average Household Income	\$89,130	
2009 Est. Median Household Income	\$77,444	
2009 Est. Per Capita Income	\$29,800	



2009 Est. All Owner-Occupied Housing Values		
	0-10 mi	%
Value Less than \$20,000	315	0.56
Value \$20,000 - \$39,999	428	0.76
Value \$40,000 - \$59,999	911	1.62
Value \$60,000 - \$79,999	932	1.66
Value \$80,000 - \$99,999	1,460	2.60
Value \$100,000 - \$149,999	14,398	25.65
Value \$150,000 - \$199,999	15,109	26.91
Value \$200,000 - \$299,999	15,019	26.75
Value \$300,000 - \$399,999	5,051	9.00
Value \$400,000 - \$499,999	1,260	2.24
Value \$500,000 - \$749,999	969	1.73
Value \$750,000 - \$999,999	141	0.25
Value \$1,000,000 or more	147	0.26
2009 Est. Median All Owner-Occupied Housing Value	\$181,855	

2009 Est. Housing Units by Year Structure Built		
Pop 70,241	0-10 mi	%
	34,704	49.41
Housing Unit Built 1995 to 1998	10,810	15.39
Housing Unit Built 1990 to 1994	5,246	7.47
Housing Unit Built 1980 to 1989	11,791	16.79
Housing Unit Built 1970 to 1979	6,274	8.93
Housing Unit Built 1960 to 1969	686	0.98
Housing Unit Built 1950 to 1959	262	0.37
Housing Unit Built 1940 to 1949	195	0.28
Housing Unit Built 1939 or Earlier	274	0.39

As of 2009 the Est. Median Year Structure Built was 1999.

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3 Target Objectives

Policy Development

The Goals and Objectives are intended to guide Council, Committees and Staff to develop specific regulation or policy. The specific position of the City regarding a specific objective, will encourage specific courses of action for the community to undertake to achieve the applicable stated objective. Policies are associated with Plan recommendations, and they will be further developed by Staff, Planning and Zoning, Council and other City Departments with the guidance provided herein.

Goals are general statements concerning an aspect of the City's desired ultimate physical, social and/or economic environment. Goals set the tone for development decisions in terms of the citizens' desired quality of life.

Objectives will express the kinds of action that are necessary to achieve the stated goals without assigning responsibility to any specific action.

The goals and objectives established during the planning process are included at the beginning of each Comprehensive Plan chapter according to the subject matter with which they relate followed by the related policies and recommendations.

4

Future City Plan and Goals



4.1 Introduction

A municipality's right to regulate land-use, on behalf of the citizens, to protect their health, safety and welfare, is based on both State and Federal Law. It should, however, be guided by a Comprehensive Plan that considers the needs of the citizens in the context of market demands, property owner's rights and a general fairness and balance. The Comprehensive Plan does not make or promulgate the regulation. It provides the concept and need for a policy that may be later adopted as a regulating code, after much discussion at both the Planning and Zoning Commission and City Council.

The Comprehensive Plan is likened to the concept of the building that the architect bases a design on. It frames the need and develops the envelope that eventually becomes a viable implementation. Specifically, it provides guidance for decisions that relate to the growth and development of the City.



4.2 The Future Land Use Plan

Goal 4.2-1: Provide opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan

Objectives:

Goals

4.2-1.1 Maintain a continuous and coordinated planning process that involves citizens, stakeholders, the City Council, the Planning and Zoning Commission, other municipal boards/commissions, municipal departments, and local public and private entities in policy development and decision-making.

4.2-1.2 Create an ongoing process of Comprehensive Plan Updates. Identify a Policy Oversight Committee that reviews and comments on the implementation of Comprehensive Plan policy recommendations.

Future City

4.2-1.3 Utilize the Comprehensive Plan and the Future Land Use Plan in daily decision making regarding zoning, land use and development proposals. Determine appropriate locations for future residential and nonresidential development, while considering existing neighborhoods and natural features.

4.2-1.4 The City should identify other public entities (i.e. Leander Independent School District (LISD), Austin Community College (ACC) and other higher educational entities) that it could partner with in an effort to provide greater choice and site compatibility and synergy.

4.2-1.5 Develop a package of incentives to encourage the growth of mixed-use developments, at higher densities than allowed elsewhere in the City, at the intersections of major collectors and arterial roadways. Create zoning areas that include industrial, commercial and residential land-uses, by right, or as part of the zoning category.

4.2-1.6 Develop a standard for modular or pre-fabricated housing that provides for adequate developed parkland and landscape buffers.

4.2-1.7 Separate, and/or create transitions, or buffer areas between existing, conflicting or incompatible land uses.

4.2-1.8 Develop site and building design guidelines for major corridors through Leander. These corridors would also have specific architectural stylings and landscaping pallets.

4.2-1.9 Develop a Corridor Overlay for Ronald Reagan Boulevard, Lakeline Boulevard, San Gabriel Parkway and CR 269 that includes incentives for City participation in utilities and drainage facilities in return for limitations of driveways onto these major arterials.

4.2-1.10 Identify design characteristics along US 183 in anticipation of a divided boulevard section.

4.2-1.11 Provide specific areas and/or economic development incentives for small, unique and green businesses to locate within Leander.

4.2-1.12 Develop and fund an economic development strategy that is consistent with land use objectives and with the City's desire to manage local growth.

4.2-1.13 Preserve the integrity of existing property values and help to ensure the future economic stability of the community by encouraging the attraction of targeted industries and diverse nonresidential land uses to help support and subsidize the overall tax base.



Goal 4.2-2: Provide for the coordinated and diverse growth and physical expansion of the City of Leander.

Objectives:

4.2-2.1 Adopt an ordinance to limit multi-family density to not greater than 14 units per acre unless such project is in accordance with form-based design criteria.

4.2-2.2 Adopt town center, community center and neighborhood center nodes for commercial, educational, recreational and civic activities within reasonable walking radii of residential neighborhoods.

4.2-2.3 Encourage the neighborhood concept, in the emotional and sociological sense as well as the physical sense, in the design of new residential areas (e.g., connections between neighborhoods, pedestrian linkages to schools, parks, neighborhood retail areas, and between neighborhoods, inclusive neighborhood design techniques, maximizing social interaction between neighbors, the provision of a limited number of neighborhood oriented shopping areas, etc.).

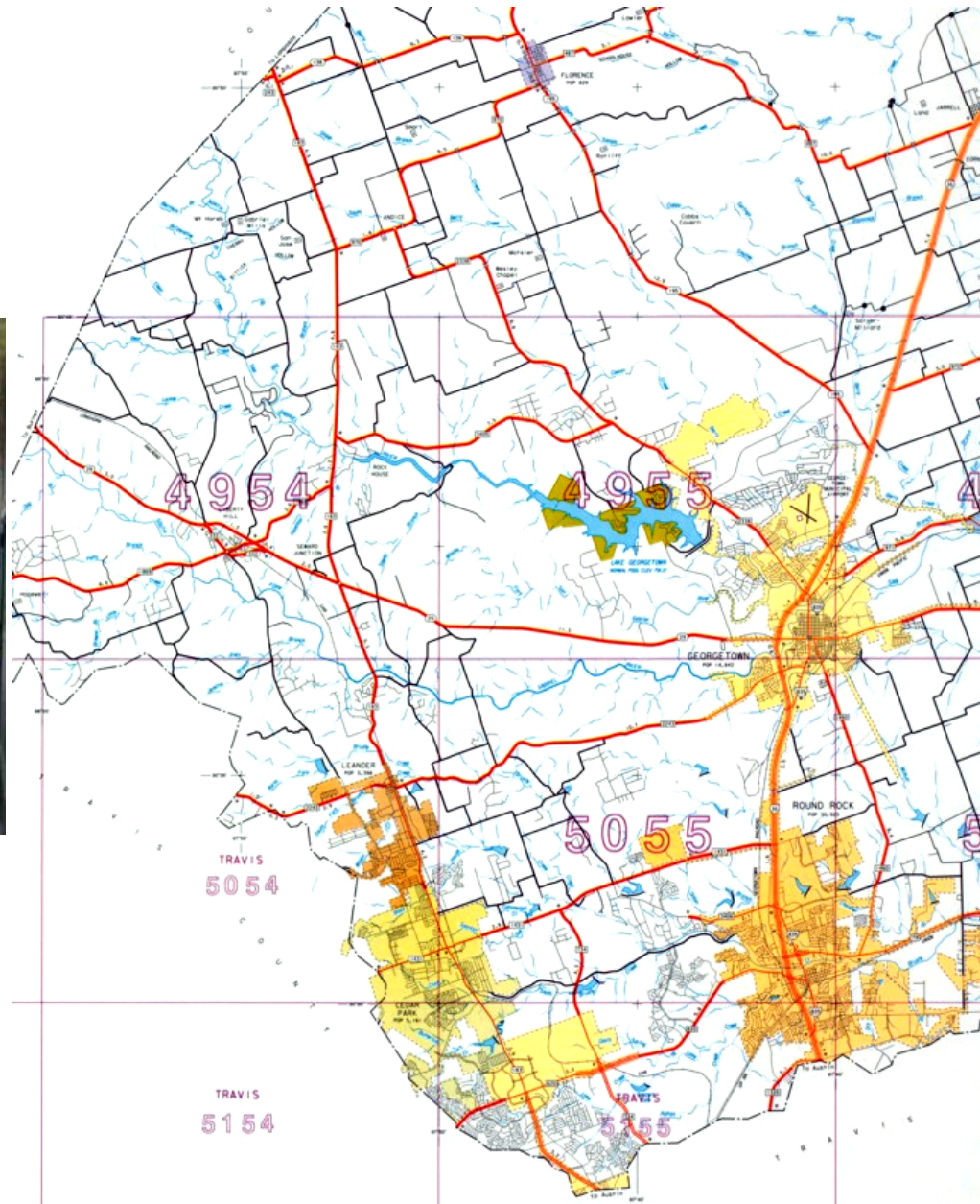
4.2-2.4 Plan for continued growth and development that improves the community's overall quality of life and economic viability.

4.2-2.5 Adapt sustainable growth concepts and policies that efficiently use the City's public facilities. Identify incentive and award programs that may be administered by the City for both new and re-development of properties within the City. This includes the creation of a re-use policy.



4.2-2.6 Plan for future development that is compatible with existing residential neighborhoods.

4.2-2.7 Provide strict and consistent code enforcement to assure an atmosphere of fairness and maintain property values.



4.2-2.8 Consider the establishment of new programs and/or ordinances, as well as the enforcement of those that currently exist, which are intended to protect the public health, safety and welfare and to keep the community attractive (i.e., removal of hazardous/unsightly structures and junk, mowing high grass and weeds, litter control, etc.). This may include an awards program or “litter cleanup” fund.

4.2-2.9 Provide incentives (i.e., no requirement for curb-and-gutter) for large-lot development (i.e., one-acre lots and larger) within the City. Specifically in the western reaches and more rugged terrain. This could include two acre and larger lots if on pressure sewer systems that tie into the centralized system and utilize City water.

4.2-2.10 Identify nodes of neighborhood services in the rural areas of Leander. Utilize a spacing that assures a short drive for basic needs. (i.e. a one-mile spacing of nodes along Nameless Road for general retail/commercial of a limited square footage).

4.2-2.11 Require Form-based Codes for high density or mixed use plans that represent a density of 14 units per acre or greater.

4.2-2.12 Strive for a fiscal balance of land uses that will create a positive impact upon the City of Leander’s budget and overall tax base. Maintain a public understanding of what level of residential value breaks even with the cost of services (including school and county taxes).



Goal 4.2-3: Protect the Old Town area and assure that it maintains a pedestrian-oriented atmosphere, with a greater flexibility of land-uses as well as unique local retail services.

Objectives:

4.2-3.1 Encourage development of Leander's Town Center area as a complete neighborhood to enhance its image to both citizens and visitors.

4.2-3.2 Maintain the downtown Town Center as the cultural focal point of Leander. Encourage Arts and Entertainment within Old Town.

4.2-3.3 Develop a utility replacement plan to provide for infrastructure that would support upgraded development or new development within Old Town.

4.2-3.4 Develop a roadway improvement plan to provide for curb and gutter streets and storm drain for the Old Town area of Leander.

4.2-3.5 Develop a parking plan and identify public parking facilities for Old Town.



Goal 4.2-4: Preserve and enhance Leander's historic resources.

Objectives:

4.2-4.1 Document local historic areas and provide for interpretive signage.

4.2-4.2 Investigate whether there are historic areas and/or structures within Leander that are in need of formal historic designation, thereby affording them special protection from the future affects of growth and development within the City.

4.2-4.3 Identify original configurations and locations of historic structures and develop graphic and inter-pretive materials for a Historical Exhibit.

4.2-4.4 Encourage the relocation of historical structures that reflect our community character (and may be threatened with demolition) to areas such as Old Town that contain the appropriate neighborhood context for such buildings.



Goal: 4.2-5 Find suitable districts for industrial development so that the City may recruit additional employers and avoid locating industrial development near neighborhoods without adequate buffering.

Objective:

4.2-5.1

Identify suitable locations for industrial parks on the land use map that are adequately buffered from residential neighborhoods.



4.2-5.2 Formalize a neighborhood-industrial use that is similar to the existing industrial patterns along Sonny St. and Leander Dr. so that expansions and re-development improve the value of these important portions of Leander's tax base.

4.2-5.3 Create an industrial residential category that allows for residence within an industrial area.

Goal: 4.2-6 Enhance public amenities in retail and office developments.



Objective:

4.2-6.1 Adopt standards to require a public amenities package for office and retail development including such features as public plazas and courtyard areas, outdoor seating, public art, gathering areas, outdoor restaurant seating, etc.

4.2-6.2 Provide for tree protection within commercial development. Allow for an alternate improvement that may benefit the setting such as a plaza, fountain or other public space.

4.2-6.3 Encourage pockets of green space within parking areas, with shade structures or tree plantings.



Goal: 4.2-7 Provide for a variety of sustainable housing options for all age groups and economic levels. Determine ways to successfully integrate this variety within neighborhoods so as to accommodate the different needs of families throughout their life cycle. Create more desirable and livable neighborhoods while respecting the goal of maintaining stable real estate values and housing marketability.

Objective:

4.2-7.1 Adopt standards for locating a variety of quality, residential options and lot sizes within neighborhoods.

Goal 4.2-8 Adopt standards and public improvements that are uniquely Leander and will help to establish community and neighborhood I.D. as well as sense of place.

Objective:

4.4-8.1 Adopt arterial roadway street tree plans for certain types of trees to be associated with a district (i.e. Bald Cypress district, Spanish Oak district, Cedar Elm district, Burr Oak district, etc.)

4.2-8.2 Create community entry signage at the gateways to our community.

4.2-8.3 Adopt contextual architectural zoning standards for Old Town that will establish appropriate standards to be consistent with, and not detract from, existing historical architecture.

Goal: 4.2-9 Enhance protective measures for areas of unique environmental quality.



Objectives:

4.2-9.1 Adopt standards for the protection of significant trees for all development.

4.2-9.2 Adopt standards and practices to protect significant riparian corridors.

4.2-9.3 Pursue funding for greenbelts and developments that enhance the protection and enjoyment along significant riparian corridors.

4.2-9.4 Adopt standards for recognizing and enhancing drainage facilities and water ways. Utilize natural stream design whenever possible rather than concrete or gabion channels.

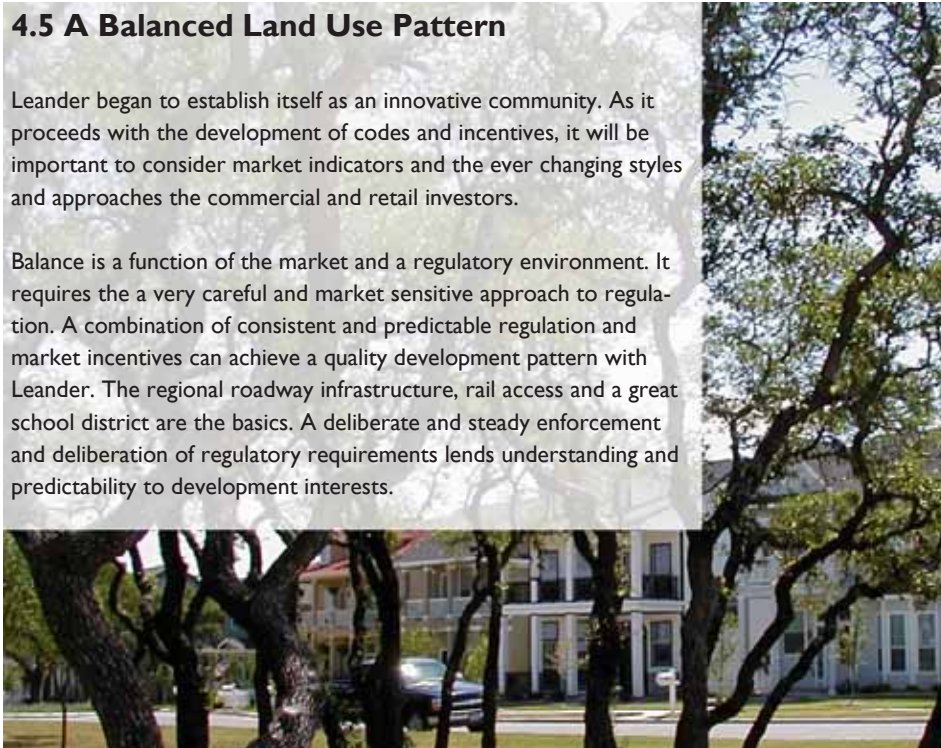
4.2-10.5 Identify possible cemetery locations and expansions. Provide for a coordinated care for them.



4.5 A Balanced Land Use Pattern

Leander began to establish itself as an innovative community. As it proceeds with the development of codes and incentives, it will be important to consider market indicators and the ever changing styles and approaches the commercial and retail investors.

Balance is a function of the market and a regulatory environment. It requires the a very careful and market sensitive approach to regulation. A combination of consistent and predictable regulation and market incentives can achieve a quality development pattern with Leander. The regional roadway infrastructure, rail access and a great school district are the basics. A deliberate and steady enforcement and deliberation of regulatory requirements lends understanding and predictability to development interests.



Park Squares - Savannah, Ga. / Green Space– New York, NY

4.6 A Diversified Land Use Pattern

An understanding of the importance of diversity in the community and its impact on employers, retailers, medical service providers and even bond rating agencies is paramount to making decisions about land uses in a City. Every income sector, every age range, every race, creed and color are potential employees, buyers, users or target markets. An effort to include rather than exclude should be a test for every decision that effects the growth of Leander.

This very diversity requires all types of residential options be considered in the Plan, from mobile homes, modular homes, urban residential, large lot, estate lot, apartment, condominium, to the most suburban. All these may be accommodated as long as an understanding of the special needs of each is addressed. Needs such as sustainable design, parks, open space, landscaping, buffering, access, recreation, environment, health, safety and a sense of community.

Particular needs to identify suitable locations for are:

Cemeteries - Cemeteries are one of the most basic parts of a community. The care and respect of these spaces is indicative of the pride a community has in its self. Typically, it is easier to expand existing cemeteries that create new space. State regulations are somewhat cumbersome and resistance to new locations is typical;



Industrial - The Plan Update has identified both, new suggested locations and expansion of some existing locations. New locations around the proposed X-Games, the Kitty Hill Airport and near the Ronald Reagan Boulevard and SH 29 intersection were chosen because of noise, compatibility and access considerations. The existing locations that could support limited expansion were along Sunny Drive, west of US 183 and Leander Drive. Any further expansion on Old 2243 or Baghdad Road should be limited to existing industrial uses since these areas are becoming more residential.



4.7 Land Use Patterns - The Update Approach

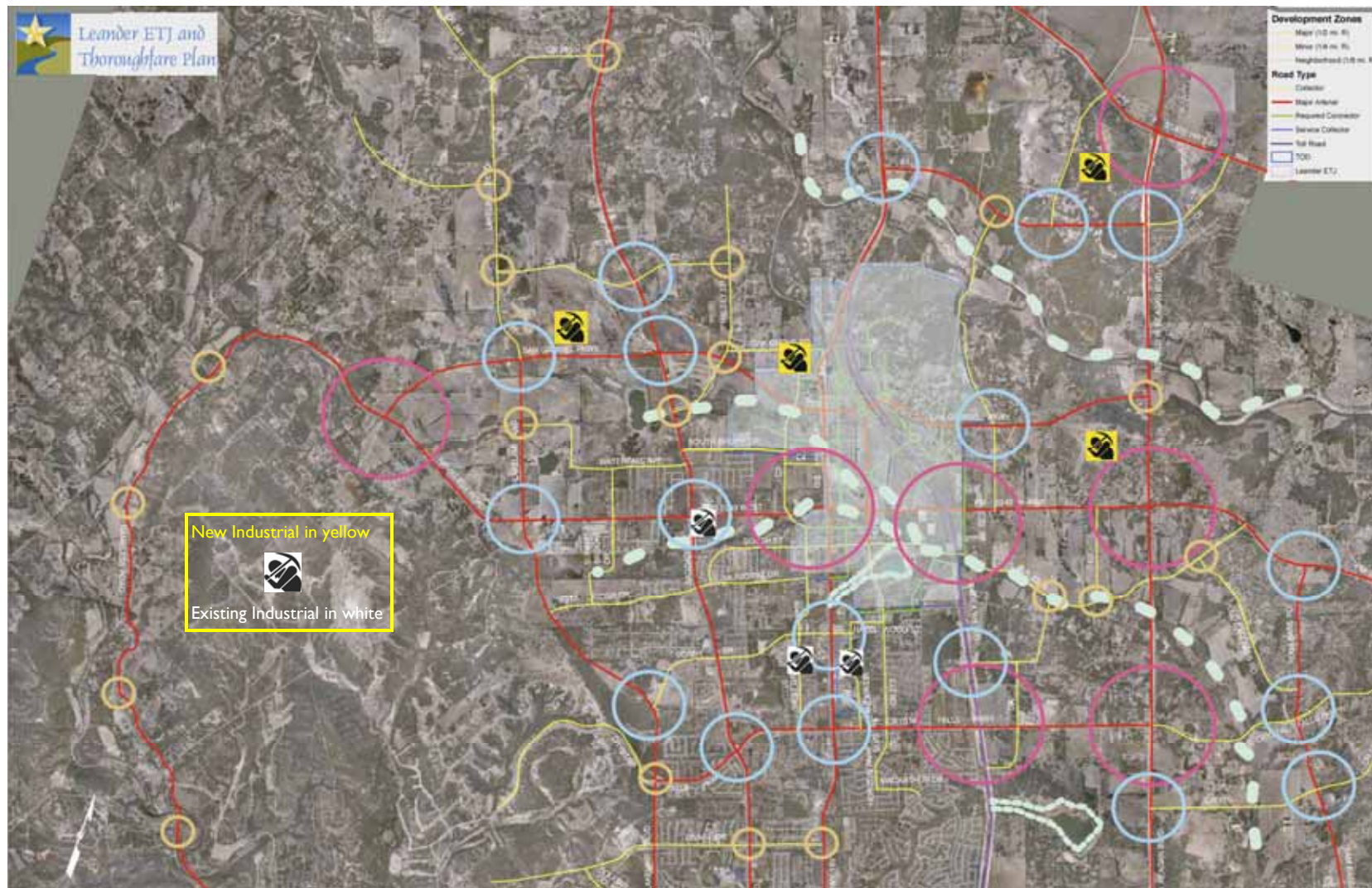
4.7.1 Backdrop - The current trends in land use and planning consider general land uses as separate and independent areas on a map. That is actually a very recent trend in the development of communities. Since the end of World War II, planners have utilized zones or areas on a map as individual uses, separate and apart from other uses. Block zoning or the separation of uses has created the suburban growth model. It is supported and based on the automobile. Within an environment where any trip requires that you get into your car and drive, the fabric of a neighborhood becomes so loose that a sense of community is superficial at best.

The neighborhoods that have survived change and reinvention for hundreds of years, evolved as multiple uses, mixed up and integrated into one and the other. They were codependent. The meat market was embedded in the residential neighborhood, the pharmacist between business and homes, etc. These neighborhoods were also more dense and did not grow based on the automobile, its parking requirements and its travel lane requirements.

4.7.2 We Don't Need to Create a Wheel - The City of Leander has taken innovative steps to define a landing strip for the urban form. The 2300 acre, Leander Transit Oriented Development (TOD), utilizes a form-based code for this project which addresses the creation of a place rather than a particular land use. The City also has adopted an innovative zoning ordinance for the rest of the City. It addresses more than land use with elements of architectural treatment and site requirements. It assures more compatibility with surrounding development. These two approaches to development regulation offer more flexibility and surety to growth within the City.



New trends in planning and development support both the need for the suburban cul-de-sac and urban density. The understanding that even within a rural residential setting, neighborhood retail has its place as a way to reduce travel time, save energy, and tailor its inventory to its clientele.



4.7.3 The Update Approach - The Comprehensive Plan Update has taken an approach that encourages density at major intersections of arterials and collectors while respecting existing developments and neighborhoods. These intersections are traditionally the most desirable locations for both major and neighborhood retail and office. These are also the preferred locations for major medical, regional entertainment venues and other commercial uses. The very nature of the access and transportation opportunities also supports higher densities of residential such as multi-family and mixed use.

See next pages for explanation of Nodes (circles) and Riparian Corridor (dashed lines)



Town Center - 1 Mile Radius

Encourage density and a mix of uses. Support the location of apartments (minimum of 18 units per acre), condominiums, major commercial, major retail, office, employment. Encourage the use of Alleys in the development within this node. Develop incentives for this type of node. Reduce setback requirements, reduce the cross-section of interior streets, relax the parking requirement (count on-street parking), no height restrictions. Increase the parkland dedication requirement for detached single family residential within these nodes. Provide for detention and water quality through a regional approach and reimbursement for investment in the regional system program. Encourage the use of Public Improvement Districts (PID's), In-City Municipal Utility Districts (MUD's), and other funding advantages for development within the Town Center node. Special lighting requirements and signage would apply with incentive and reimbursement mechanisms. Develop design standards that have more of an urban vernacular. For example: all streets have a parkway section with minimum 8' sidewalks on both sides of the street. Develop an active park system which includes pocket parks and playgrounds located within a 1/4 mile of any location within the node; discourage gated developments including apartments and encourage a grid of roadways; etc.



Community Center - 1/2 Mile Radius

Encourage garden homes, condominiums, commercial/retail and employment within these nodes. These nodes would reflect the character of the surrounding neighborhoods and might have a more suburban feel. Incentives for development within these nodes would include reduced setbacks, reduced side yard and front yard setbacks, allow a narrower street cross-section if a grid pattern of roadways is utilized, increase the parkland dedication requirement for detached single family residential within these nodes. Provide for detention and water quality through a regional approach and reimbursement for investment in the regional system, program. Consider the use of PID's, Road Districts and In-City MUD's for mixed-use development within this node. Special lighting requirements and signage would apply and would be reimbursed by the City through a PID arrangement. Land Uses would include: Apartments up to 16 units per acre; apartments with a density higher than 16 units per acre would have to adopt a form-based Planned Unit Development (PUD) plan; commercial/retail, mixed-use development; condominiums; garden homes; casitas; attached single-family; detached single-family with a maximum lot size of 3200 Sq. Ft. on alleys; Block lengths no longer than 500'.



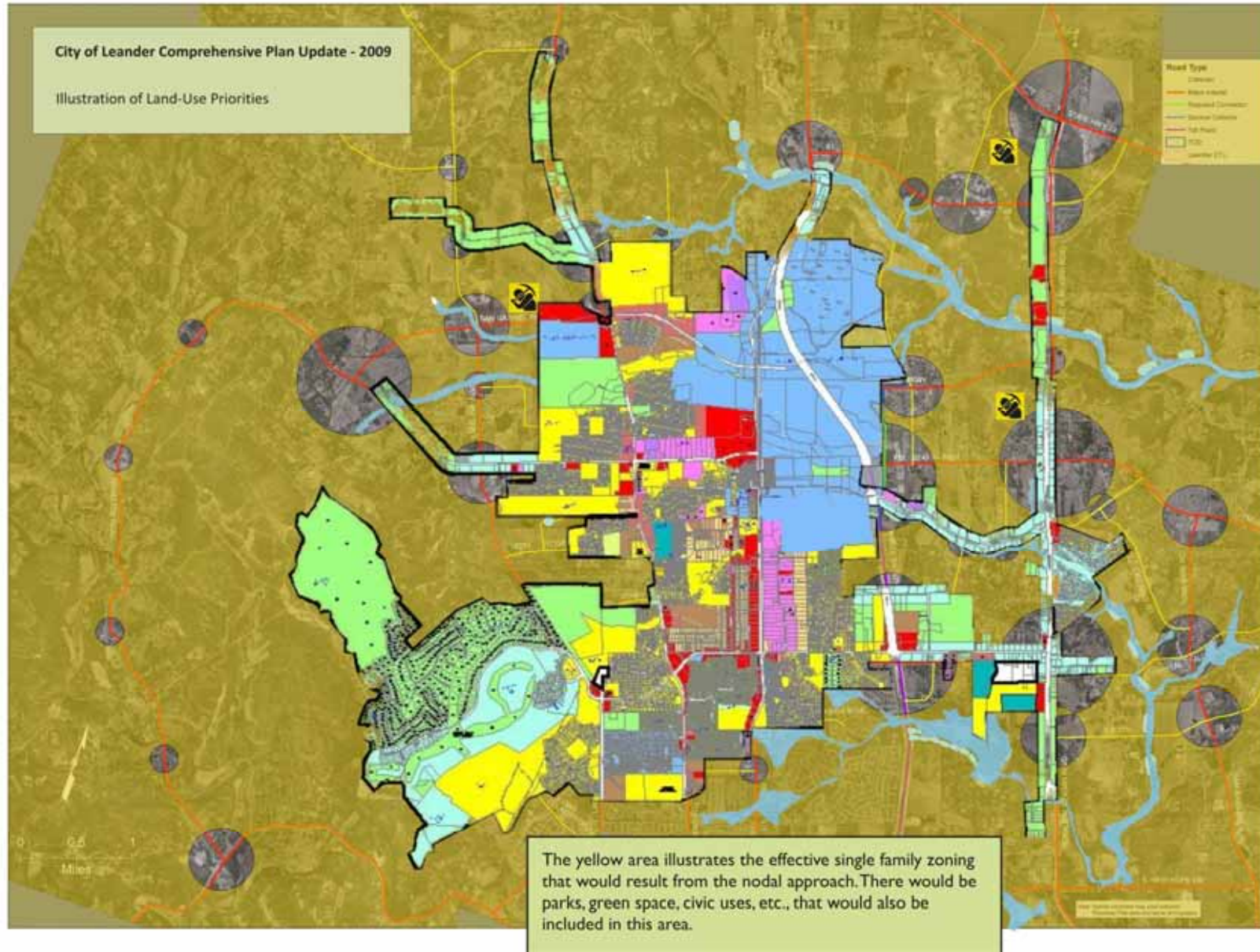
Neighborhood Center - 1/4 Mile Radius

This node would encourage the location of basic services, such as: dry cleaners; convenience stores; deli's; restaurants; day care; butcher shop; barber shop; pharmacy; hardware; dental; medical; etc. The intent is to create a small neighborhood scale service location that would tailor itself to needs of the surrounding neighborhoods. Incentives might include: reduced setback and sideyard requirements; parking space reductions; provision of detention and water quality facilities by the City (based on a development reimbursement policy). Limited single-family detached with a maximum lot size of 4000 Sq. Ft., with architectural controls and a higher parkland dedication requirement. Garden Apartments, condos and Z-lots are encouraged. Block lengths no longer than 800' are required.



Special Riparian Corridors

The intent here is to protect not only the environment, but if developed, assure a quality suitable to the setting. Development along these corridors would have unique requirements for architectural, structural, environmental treatments and design criteria.



4.7.3 The Update Approach - (continued)

Mixed uses within a close proximity are necessary to achieve the goals of sustainable community standards. Multi-family uses are an important part of this equation and help to provide the necessary density to support walkable communities and a variety of transportation options. However, the average garden home apartment project creates moderately high residential densities without creating other qualities to support the densities. These qualities include: providing opportunities for mixed uses; creating the type of form standards where the buildings properly address the public sidewalk and the public realm; creating public amenities such as plazas, enhanced street-scape, etc.; providing appropriate street standards; and establishing appropriate contextual orientation, density and architectural standards, etc. By limiting the density of the average garden apartment project, we can create an incentive to develop multi-family projects with appropriate form-based criteria – the incentive being the ability to achieve higher densities and larger profits. This type of regulation would also help to increase public acceptance to one of the City's most controversial land use issues, apartments.

The Plan also identifies important environmental features and resources, and suggests incentives and policies that may both preserve and offer unique development opportunities. It is suggested that the City define a tree protection requirement for all types of development and identifies a protection scheme for old growth trees that are irreplaceable within a generation. It also suggests protection of unique stands of trees. Traditionally, the eastern portion of Leander's ETJ was primarily, agricultural. It, therefore, has little old growth tree cover except for the drainage ways and occasional break, where farming and crop production was impractical.

Riparian corridors are suggested as unique opportunities, for not only preservation and/or conservation but as opportunities for the best quality of development. In 30 years, when development covers the landscape, the water ways and riparian areas will be the most sought after and desirable places. It is important to realize a considerate approach to their uses.



Water Quality—depressed pocket park

Green area with lower grading designed for water drainage and serving the dual purpose of green space that may be seen from the window of each adjacent home where children may play close to home creating community and safe pocket parks.

Except for suggestions for new locations of industrial areas, this Update Plan has taken a more general approach to future commercial and residential growth. The nodal approach of more dense growth at intersections can be likened to a topography of density and activity. With the peaks at the intersections and the valleys in between. That is to say a lower density, residential development in the deepest valley. This is not unlike development in the older areas of this country and in Europe and Asia. Just as the communities developed within a radius of commerce and agriculture, via wagon and cart. In some cases within a couple of miles of one another. It still allowed each of the communities to have their own character and commerce.

Think of population distribution as a 3D view of that earth. In this image, a geographer has demonstrated density with elevation. This would probably be similar to an urban core with the lower density around the edges being suburbs.

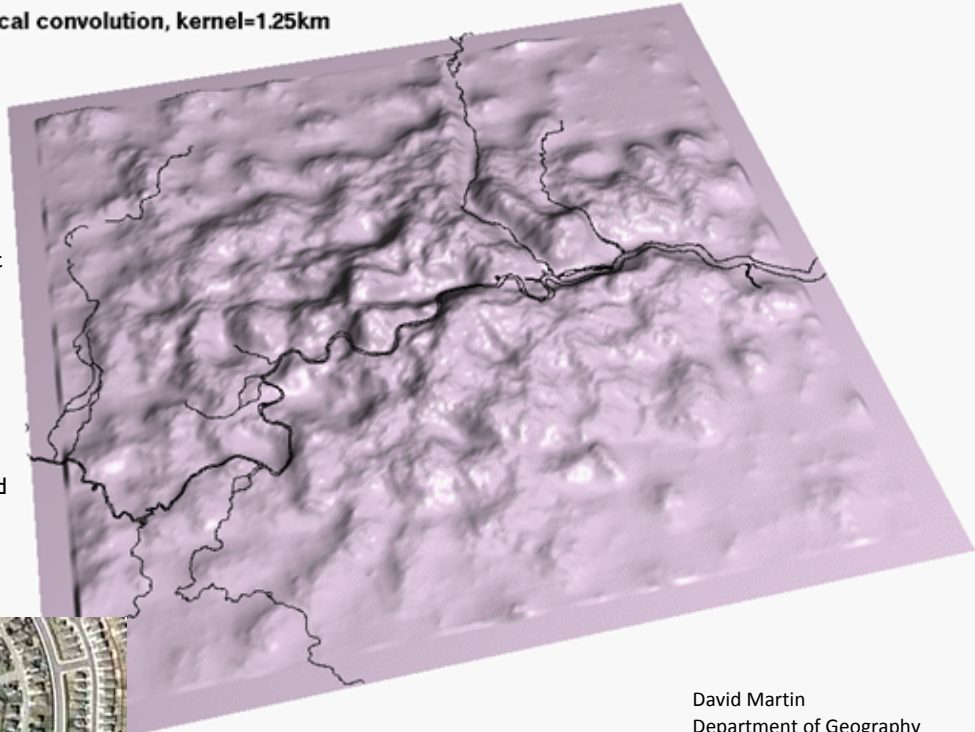
The idea behind the Node is to spread the density areas so that the suburban areas would be in between. Each Node being a service to surrounding, lower density, suburban areas, all connected with trails and greenspace. This would mimic the distribution of population in older areas of the nation where modes of transportation were primarily pedestrian or by cart. Areas of New York have separate towns within 3 to 5 miles of each other. This is also true throughout Europe and Asia.

The advantages are:

1. Distribution of goods, services and employment;
2. Reduced need for ever widening roadways to serve a central core;
3. Opportunities for diversity in cultural, sociological and character of neighborhoods; and
4. Reduced cost of major infrastructure.

Population density surface

focal convolution, kernel=1.25km



David Martin
Department of Geography
University of Southampton



The concept of individuality within the overall City of Leander was also reflected in the suggestion for individual landscaping corridors. Areas of the City that may have a signature of the Burr Oak or the Live Oak, as a primary theme, to be exhibited or showcased within the overall landscaping palette. It would not assume these trees be used exclusively, since there have been blights that attack a particular species, but as the primary theme for street and public space plantings.

4.8 Land Use Action Items

Priorities for consideration within the Goal and Objectives, are as follow:

Goal: Enhance protective measures for areas of unique environmental quality.

Objectives:

- 1 Adopt standards for the protection of significant trees.
- 2 Adopt standards and practices to protect significant riparian corridors.

Goal: Promote street, sidewalk and trail connectivity, as appropriate to the density of development and the physical constraints of the area, to improve public access and circulation as well as emergency vehicle response time while maintaining the unique settings and character of our neighbor-hoods.

Objective:

- 3 Adopt inter-connectivity requirements for adjacent developments that may be phased, over time.

Goal: Adopt sustainable community standards that will help insure stable property values and a compatible mixture of land uses as well as support a variety of transportation options.

Objectives:

- 4 Adopt town center, community center and neighborhood center nodes for commercial, educational, recreational and civic activities within reasonable walking radii of residential neighborhoods.



- 5 Pursue the creation of a joint committee of the City, parents and teachers and LISD to explore ways that the City can support the District's campus acquisition process and identify joint use, and design opportunities to the benefit of both jurisdictions.

Goal: Adopt standards that will enhance public safety.

Objective:

- 6 Adopt signage and lighting standards for streets, parking and public spaces that considers limited night sky impact. Consider the new Model Lighting Ordinance (developed by the International Dark-Sky Association and the Illuminating Engineers Society) .



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5 Multi-Modal Plan

(Review of Adopted Thoroughfare Plan)



5.2 Goals and Objectives

Goal 5.2-1 Provide for adequate and appropriate multi-modal transportation options to support the growth of Leander

Objectives:



5.2-1.1 Develop a policy for public parking that recognizes on-street capacity and provides incentives for shared facilities.

5.2-1.2 Preserve and protect single-family neighborhoods from high traffic volumes, congestion and through traffic generated by nonresidential and high-density residential areas.

5.2-1.3 Adopt street design standards that reduce traffic speeds without reducing volume and make roadways safer for bicyclists, pedestrians and mobility scooters.

5.2-1.4 Provide a collector street plan/concept that would serve as a guide to direct traffic away from neighborhoods and to primary network roadways.

5.2-1.5 Move sidewalk off of the curb to make pedestrians feel safer. Require a parkway section between the back of curb and a sidewalk.

5.2-1.6 Identify bus stops and include turnouts for buses to provide a safe pedestrian waiting location and allow traffic flow while a bus is loading.

5.2-1.7 Include bike lane striping on roadways with posted speeds of 35 MPH or greater.

5.2-1.8 Provide for a “safe-haven” for pedestrians at intersections of 3 and 5 lane (constant turn lane sections) roadways.

Goal 5.2-2 Optimize mobility and decrease dependency upon the automobile

5.2-2.1 Work closely with Capitol Metropolitan Transit Authority (CapMetro) to create an effective grid of public transit options. Density nodes make public transit service much more effective and predictable.

5.2-2.2 Consider a partnership with Capital Area Rural Transportation System (CARTS) or a Williamson County plan to provide for van-based public carriers to interconnect the communities of the region outside of CapMetro. Concentrate on the elderly and infirm.



Goal 5.2-3 Consider policy and funding strategies for State, Toll and County Roadways



Objective:

5.2-3.1 Work with the Texas Department of Transportation (TxDOT) to identify operation and access management opportunities where the City can provide these functions.

5.2-3.2 Consider taking State roadways off the State system by accepting them for operation and maintenance. (i.e. RM 2243 from US 183 to Georgetown ETJ)

5.2-3.3 Consider a “Master Funding Agreement” with TxDOT to facilitate signalization, turn lane construction, and other improvement on State and Federal (US 183) roadways.

5.2-3.4 Consider entering into agreement with the Central Texas Regional Mobility Authority (CTRMA) on an Operation and Maintenance Agreement that would include an access management and cooperative development understanding.

5.2-3.5 Consider taking all County roadways over for operation and maintenance so that the City would have control of access, signalization and safety patrol of these facilities.



1957 Mercury Turnpike



5.2-3.6 Consider entering into a “Master Funding Agreement” with the County for funding of joint projects and improvements to commonly managed facilities, which would include policy directives for participation. An agreement that would facilitate individual “work orders” for individual projects, under the umbrella of the master agreement.

Goal 5.2-4 General Policy that would create incentives for development within Leander

5.2-4.1 Adopt, by resolution, general parameters for the City’s participation in Road Districts, Public Improvement Districts and other funding tools as identified by State Code.

5.2-4.2 Consider adoption of a roadway impact fee or other funding mechanisms for necessary improvements.

5.3 Major Roadways and Their Issues Update

5.3.1 US 183

The City has adopted code that would make US 183 a 4 lane divided boulevard, with landscaping in the median and a parkway between sidewalks and the street. It includes a slip road on the west side where it goes through the Leander TOD. It will be necessary to adjust the Transportation Improvement Plan (TIP) through Capital Area Metropolitan Planning Organization (CAMPO). It will then have to be funded by the City or through a partnership with the State and land-owners.

5.3.2 SH 29

The State and County are currently determining the necessary right-of-way (ROW) for this regional roadway. Currently the County is planning on 300' of ROW. Until this is finally determined, it will slow development along this regional east-west corridor.

5.3.3 RM 2243

An important regional roadway which connects Leander with Georgetown, RM2243, through eastern Leander and follows Brushy Creek. It is in fact, mostly in flood plain and will, most likely, never be greatly expanded within its ROW. The City has for years tried to identify an alternative alignment which would generally follow CR 269 between Reagan Blvd and 183A. It would behoove both Georgetown and Leander to take this roadway off the State system. The greater capability to take advantage of growth and its related drive-ways, if the City had control, would encourage a more robust economic development. The City could then build a new road, along the CR 269 alignment without going through the extensive and time intensive Federal process. It could also be built to a section and standard more conducive to commercial development.



Bagdad Road

Bagdad Rd. south of Old 2243 went through an expansion and improvement in 2006. The portion north of Old 2243 is planned to be similarly improved. Currently the City has a bond program in place to make a portion of these improvements north to San Gabriel Parkway. Plans are underway to build this expansion. Phase One was complete in the summer of 2009. Plans reflect a 5 lane arterial ultimately with intersections to be completed first.

Crystal Falls Parkway

The portion of Crystal Falls Pkwy west of US 183 has been improved to a 5 lane section. The City is underway with a design project for Crystal Falls Pkwy east of US 183 to 183A as phase One, beyond 183A to about 2000 ft east as Phase Two in order to serve the new LISD High School and Middle School Site. Phase One is complete, and Phase Two is estimate for the Early 2011.

San Gabriel Parkway

San Gabriel Pkwy is currently completed (2 lanes of the future 4 lanes), from US 183 to about 1600 ft east to the projected Extension of CR 273 (Mel Mathis Ave.), and from US 183, west, to Halsey Lane. The County has approved over \$800,000 for the continuation of the western piece, from Halsey to Bagdad Rd., where it will connect with the City's intersection improvement of Bagdad. San Gabriel has been designed from 183A, east to Reagan Blvd. but is to be part of a future County Bond Issue. The portion of San Gabriel between US 183 and 183A is designed as an urban roadway and is part of the Leander "T", funded through a combination of private investment and federal grant monies and slated for construction between 2011 and 2012.



FM 1431 (Whitestone Blvd. in Cedar Park)

Although this regional arterial is south of the City center of Leander as it passes into Travis County west of Cedar Park, it becomes important to the southwestern reaches of Leander as a major service corridor for the exclusive residential developments in the rugged hill country that forms the Colorado Basin and area surrounding the Highland Lakes.

183A Toll Way

This important regional roadway has seen much greater ridership than originally projected. The CTRMA has contracted a design firm to bring main-lane access north of the planned CR 269 extension and crossing. The CTRMA has agreed to build the intersection of these roadways as part of the main-lane construction. These improvements will be completed in 2010. The City is also negotiating an agreement with the CTRMA for access management and operational responsibilities.

Lakeline Boulevard

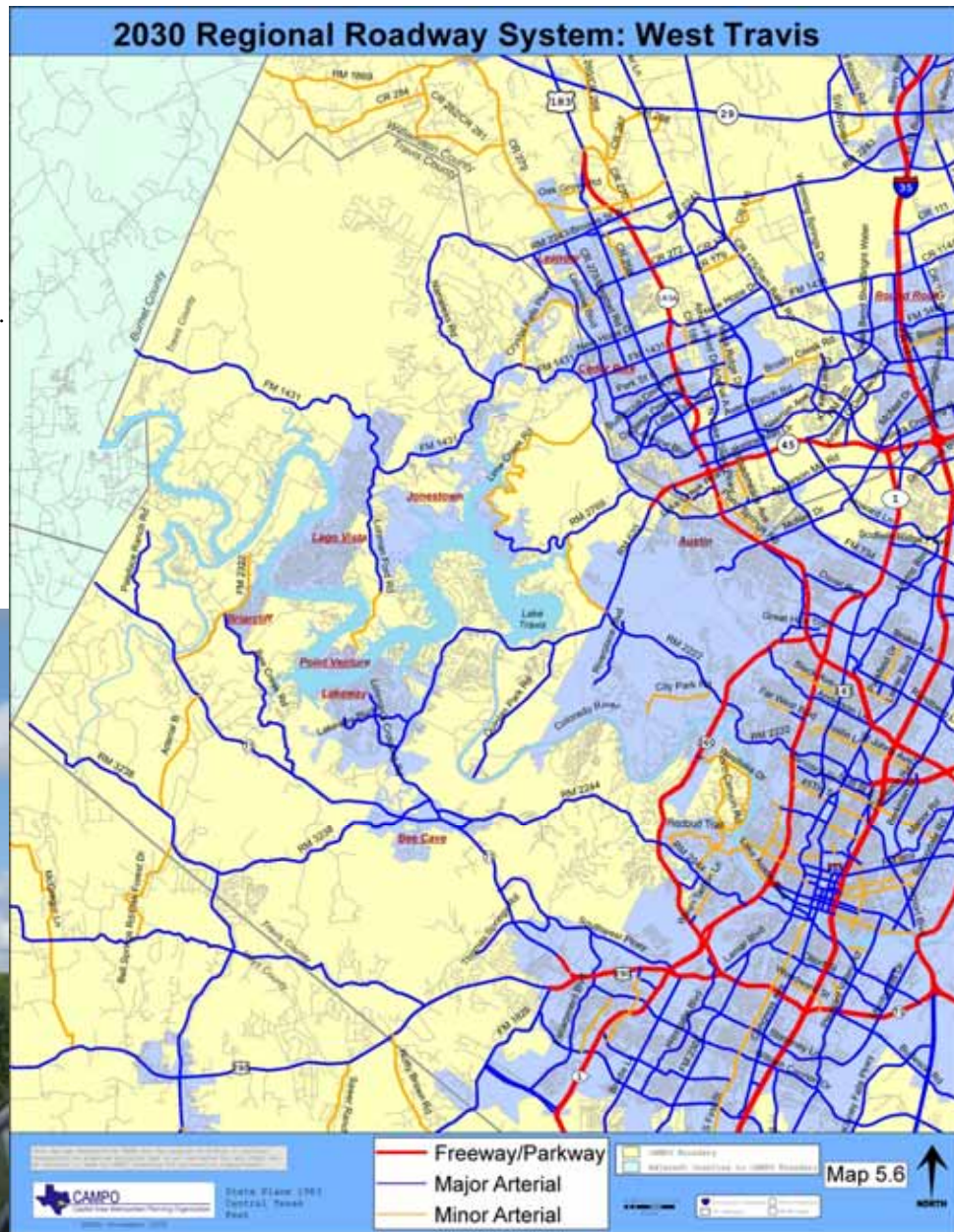
Lakeline Blvd has existed as a regional arterial from RM 620, in north Austin through Cedar Park and up to Crystal Falls Parkway for almost a decade. The extension has always been considered in Leander's transportation plans. Currently, there are interested development parties that wish to build an extension from Crystal Falls north to Old 2243 and there are plans to take it beyond to intersect with San Gabriel Parkway. Williamson County has accepted this section of roadway as Leander's 4th highest priority for funding assistance and discussion is ongoing as to how this important north-south roadway may be implemented. It will be the western corridor for growth in west Leander.

Ronald W. Reagan Boulevard (Extension of Parmer Lane in North Austin)

Williamson County continues to design and acquire ROW in an effort to extend this major north-south arterial to IH 35, just south of Jarrell. It currently connects to SH 195, north west of Georgetown. At such point and time that it connects to IH 35 it will greatly increase the traffic flow up 183A, across at San Gabriel and FM 2243, and on to Reagan. This will be a western by pass of IH 35 through congested north Austin and Round Rock, for travelers west of IH 35.

Extension of US183—Williamson County Pass Through Financing Project with TxDOT

Currently the County is working with consultants, the CTRMA and TxDOT on a schematic design that will connect the existing 183A with SH 29 in Liberty Hill. Completion of this extension is slated for 2010.



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6 Infrastructure Update (Arts, Education, Utilities)



6.1 Introduction

Although, water and wastewater service is necessary for the most basic needs of a City, they are not the only important elements of a quality community. Through the visioning and update process, it became apparent that infrastructure was not just wet and dry utilities. This section attempts to start a process of planning and, more importantly, consideration of Arts and Education as critical elements of a community's infrastructure. Not so much as art for its own sake but as a broader category of social awareness, of the creation of beautiful places, of a vessel for the community's compassion and quality-of-life. Education, of course, is the spark that starts the engine of knowledge and understanding that nurtures an environment of tolerance and acceptance, of creativity and informed choice. All things that will make Leander an exemplary City in both the near term and in the future.

Therefore, aside from the utility masterplan that is nearing completion, for the City of Leander, the Plan Update will further make suggestions for the inclusion of these other types of infrastructure.

6.2 Goals and Objectives

Goal: 6.2-1 Identify ways to include art in public places

Objectives:

6.2-1.1 Work with LISD to include student art in City offices and participating businesses in Leander

6.2-1.2 Work with community leaders to identify more opportunities for festivals, shows, music and stage plays, etc.

6.2-1.3 Identify a flower that is Leander's and encourage the planting of it. Establish an award and annual celebration where Leander's flower is the hallmark.

6.2-1.4 Pursue locating kiosks or public notification monuments at points where the public may gather (bus stops, public buildings, in front of the library, etc.).



6.2-1.5 Work with developers, regional leaders and community leaders to help and support local playhouses, entertainment venues, and the like. Establish a "friends of the arts in Leander" organization.



Goal: 6.2-2 Identify ways to cooperate and work in conjunction with the public school system to create a more compatible interface with the community.

Objectives:

6.2-2.1 Identify joint uses of parking, parks and recreation. Include trail connections between schools for safe non-motorized connectivity.

6.2-2.2 Work with development interests to participate in the cost of new school facilities and their architectural treatments so that they may better meld with the surrounding community.

6.2-2.3 Consider a participation with the school district on a regional Arts and Entertainment Center.

6.2-2.4 Consider a discussion and on going relationship with the school district where there could be shared building facilities or property swaps that might create an opportunity for a greater economic benefit than is now realized.

6.2-2.5 Consider the creation of a Multi-Institutional Teaching Center (MITC) for Leander and identify possible institutions not already represented in Central Texas.



Goal: 6.2-3 Lessen dependence on treated water for irrigation and landscape maintenance.

Objectives:

6.2-3.1 Adopt a wastewater reuse policy and develop a plan for implementation.



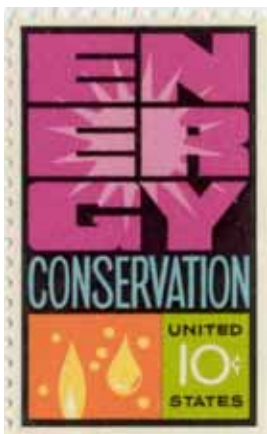
6.2-3.2 Consider adoption of rules that make reuse a preferred development method. Perhaps provide incentives for its inclusion in a plan.

6.2-3.3 Consider a billing option that freezes (or lowers) the cost to existing customers as reuse comes on line and reduces cost to the city for the treated resource per household.

6.2-3.4 If a development does not utilize reuse strategies, then consider limiting the irrigated land area for a unit of housing. Encourage xeriscape for front yards and common areas.



Goal: 6.2-4 Identify possible partnerships with other utility companies to encourage conservation and to improve the quality of service in Leander.



Objectives:

6.2-4.1 Explore opportunities with Atmos and Pedernales Electric Coop (PEC) to do joint awards to business and citizens for conservation efforts.

6.2-4.2 Explore opportunities through existing franchise agreements for partnering on awards and awareness campaigns.

6.2-4.3 Consider establishing a standard decision matrix for identifying when utilities must be placed underground.

6.2-4.3 Explore options with PEC for street lighting and lighting in public places. Identify other fixture types than what is their standard at this time.

6.2-4.4 Identify service infrastructure and capacity from propane and natural gas providers.

6.2-4.5 Encourage the aesthetic use of solar collectors, photovoltaic technology, etc. in industrial, commercial and residential development.



6.2-4.6 Support the ongoing development of strategies and technology that make a more sustainable and eco-friendly community.



6.2-4.7 Actively encourage local telecommunication providers to enhance the capability and quality of service in Leander.

6.2-4.8 Identify possible joint-use of easements and rights-of-way for cable and television service enhancements.

Goal: 6.2-5 Establish a policy statement that outlines participation and reimbursement for the extension of major water and wastewater facilities.

Objectives:

6.2-5.1 Create a “tool box” of funding options for major facilities implemented by development and their required parameters for participation.

6.2-5.2 Identify the critical major facility water transmission and wastewater interceptors and consider proposals to fund and implement their construction.



Goal: 6.2-6 Consider incorporating reuse into the decision matrix for locating wastewater treatment and pump stations.

Objectives:

6.2-6.1 Localized wastewater treatment and service may create more opportunities for affordable reuse and may negate the need for large and costly, traditional gravity flow interceptors.

6.2-6.2 Establish a master-plan for a reuse system, including pumping, storage, hydrants and other related facilities.

6.2-6.3 Establish design standards for locating reuse water irrigation systems, storage and pumping.

See Section 10 for related policy issues regarding drainage and water quality.

6.3 Summary

Infrastructure costs have become the most difficult funding needs of growing communities. They are the epitome of the Chicken and the Egg paradigm. The importance of basic utilities shapes the timing and quality of growth. Strategies to fund extensions and expansions must be clear and reasonable for development to participate. Financing institutions view the availability of service as the primary condition for funding. It is, therefore, in the City’s best interest to create an atmosphere for predictable and stable participation outcomes.

Standardized agreement formats, reasonable parameters for participation and consistent response to proposals, establishes the kind of business friendly atmosphere conducive to quality and sustainable growth of a community.

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7 Housing Diversity Plan (Revisited)



7.1 INTRODUCTION

The other aspect of diversity is the upper end housing and redevelopment. It is important to maintain a careful transition of housing so that a stable neighborhood does not feel a gentrification pressure that causes it to become a conflict of needs and compatibility.



Leander evolved from a rural community to the City of over 28,000 it is today. That growth took the typical path of affordability over quality and eventually, thanks to a compelling landscape and great school district and to the quality of development that is apparent in Leander today. A community needs to embrace all types of housing and associated income levels. As discussed in previous chapters, the importance of diversity impacts all levels of growth, economic viability and quality-of-life in the City. The following dialogue is a modified version of the original Duncan Sefko and Associates, Inc., 2001 Draft Plan, Chapter 7, Housing Strategies Plan. It covers germane issues regarding special funding programs for affordable housing. Given the current state of the economy, it will be important to identify options for housing. All development can be a benefit to the community if carefully tailored and directed. Other long term issues, from Federal funding programs to Homelessness, must also be considered. As we reach a population of 60,000 plus, we will have these issues to wrestle with. How we deal with them will test the character of our City and funding always plays a big part in what can be accomplished.

7.2 GOALS & OBJECTIVES

Goal 7.2-1: Ensure that Leander is a full life-cycle community.

Objectives:

7.2-1.1 Provide housing and residential facilities so people can live their entire life span within the City of Leander, if they so desire.

7.2-1.2 Ensure the provision of a variety of housing types within the City that will meet the needs of all age, physical acuity, household size, and economic status.

7.2-1.3 Encourage long-term residency through rate freezes for long time residents or “VIP” type programs at local eating and entertainment establishments.

7.2-1.4 Establish areas around density nodes that would be appropriate for the development of age specific land uses that fulfill a variety of social needs, such as daycare facilities for children, facilities for mature adults and retirement/assisted-living dwellings.

7.2-1.5 Consider the establishment of specialized housing nearby medical facilities, (i.e. handicapped access, assisted living, apartments, etc.)

7.2-1.6 Offer opportunities for multi-generational employment, entertainment, recreation, and shopping opportunities. Encourage design that includes and entices multi-generational activities.

7.3 PROGRAMS RELATED TO HOUSING

Following are descriptions of housing-related programs that provide funding for various types of housing assistance, from funding to labor. The majority of the programs discussed are part of the federal government’s Department of Housing and Urban Development (HUD). Leander should review these programs for their applicability in addressing local housing challenges.

7.3.1 Fair Housing Initiative Program (FHIP)

This program is administered by the Fair Housing and Equal Opportunity Office and allocates funds on a competitive/discretionary basis. The Fair Housing Initiatives Program (FHIP) assists projects and activities that combat housing discrimination and increases compliance with the Fair Housing Act and/or equivalent State and local fair housing laws. Eligible applicants for funding include Qualified Fair Housing Organizations (QFHOs); Fair Housing Organizations (FHOs); public or private non-profit organizations or institutions and other public or private entities that are working to prevent or eliminate discriminatory housing practices; state and local governments; and Fair Housing Assistance Programs (FHAP) agencies. There is no requirement for matching funds on the part of the receiver.

7.3.2 Healthy Homes Initiative Program (HHI)

This program is administered by the Lead Hazard Control Office and builds upon HUD's existing housing-related health and safety issues including: lead hazard control, building structural safety, electrical safety, and fire protection to address multiple childhood diseases. 7-1 information for this section was obtained from the Department of Housing and Urban Development (HUD) Website: www.hud.org, with the exception of sections 7.7.9 and 7.7.10. is related to housing in a coordinated fashion. Its purpose is to develop, demonstrate and promote cost effective, preventive measures to correct multiple safety and health hazards in the home environment that produce serious diseases and injuries in children. HUD is interested in reducing health threats to the maximum number of residents, including children, in a cost efficient manner. Specifically, the overall goals and objectives of the HHI are stated as the following:

1. Mobilize public and private resources, involving cooperation among all levels of government, the private sector, and community-based organizations to develop the most promising, cost-effective methods for identifying and controlling housing-based

hazards.

2. Build local capacity to operate sustainable programs that will continue to prevent and, where they occur, minimize and control housing-based hazards in low and very low income residences when HUD funding is exhausted.
3. Affirmatively further fair housing and environmental justice. Eligible applicants for funding include research institutions, not-for-profit institutions, and for profit firms located in the U.S., State and local governments, and Federally-recognized Indian Tribes. For-profit firms are not allowed to include a fee in the cost proposal (i.e., no profit can be made from the project). Federal agencies and federal employees are not eligible to apply for this program. There is no requirement for matching funds on the part of the receiver.

7.3.3 Homeless Innovative Project Funding Grants.

This program is administered by the Community Planning and Development Office and allocates funds on a competitive/discretionary basis. As

part of the Innovative Homeless Initiative Demonstration Program, monies are provided for activities that are components of an innovative approach toward providing a "continuum of care" system designed to assist homeless persons and prevent homelessness. This includes aggressive outreach activities and assistance to help homeless persons that were sleeping in the streets, parks, cars, or other places not designed for sleeping. Innovative approaches are considered to



be those that demonstrate methods of undertaking comprehensive strategies for assisting homeless individuals and families through a variety of activities, including the coordination of efforts and the filling of gaps in available services and resources. Eligible applicants for funding include states, cities, counties, local governments, American-Indian tribes, and nonprofit organizations. There is no requirement for matching funds on the part of the receiver.

7.3.4 Community Development Block Grants (CDBG)

This program is administered by the Community Planning and Development Office and allocates funds on a formula/entitlement basis. The stated purpose of the program is to develop viable urban communities by providing decent housing and suitable living environments, and by expanding economic opportunities, principally for persons of low and moderate income. The CDBG program is authorized by Title I of the Housing and Community Development Act of 1974 (as amended) and provides annual grants on a formula basis to municipalities and urban counties to implement a wide variety of community and economic development activities directed toward neighborhood revitalization, economic development and the provision of improved community facilities and services. CDBG activities are initiated and developed at the local level based upon a community's perceptions of its local needs, priorities, and benefits to the community. Each entitlement grantee receiving CDBG funds is free to determine what activities it will fund as long as certain requirements are met, including that each activity is eligible and meets one of the following broad national objectives: benefit persons of low and moderate income, aid in the prevention or elimination of slums or blight, or meet other community development needs of particular urgency. Eligible applicants for funding include states, cities, counties, and local governments. It should be noted that a Consolidated Plan and an Annual Action Plan



2 are required to apply for this type of grant. There is no requirement for matching funds on the part of the receiver. Although Leander is not an "entitlement city", there are ways in which the City can participate in this program through funds allocated by the State or County.

7.3.5 Emergency Shelter Grants (ESG)



This program is administered by the Community Planning and Development Office and allocates funds on a formula/entitlement basis. The purpose of the Emergency Shelter Grants (ESG) program is: to help improve the quality of emergency shelters and transitional housing for the homeless; to make available additional shelters; to meet the costs of operating shelters; to provide essential social services to homeless individuals; and to help prevent homelessness. Grantees may use the grant for one or more of the following activities relating to emergency shelter and transitional housing for the homeless:

1. Renovation, major rehabilitation, or conversion of buildings for use as shelters for the homeless;
2. Provision of essential services to the homeless (not more than 30 percent of the grant, unless waived by HUD);
3. Payment of operations (not more than 10 percent of the grant for staff management costs), maintenance, rent, repair, security, fuel, equipment, insurance, utilities, and furnishings; and
4. Homeless prevention activities (not more than 30 percent of the grant). Grantees can use up to five percent of the allocation for administering the grant. In the case of State grantees, the grant for administration must be shared with funded recipients.

The Consolidated Plan provides the framework for a planning process used by States and localities to identify housing, homeless, community and economic development needs and resources and to tailor a strategic plan for meeting those needs. Specifically, a Con-

solidated Plan consists of a 3 to 5 year strategic plan, annual action plans, and annual performance reports. The strategic plan contains three parts: (1) a housing, homeless, community and economic development needs assessment; (2) a housing market analysis; and (3) long-term strategies to meet priority needs. The action plan describes the specific projects and activities that a jurisdiction will undertake in the coming year with its HUD funds to address those priority needs. The action plan also contains certifications indicating that a jurisdiction will follow certain requirements like furthering fair housing. Eligible applicants for funding include states, cities, counties, local governments, and nonprofit organizations. States and territories that receive ESG must distribute the funds to local governments or private nonprofit organizations. Local governments may administer the entire grant themselves or distribute the funds to private nonprofit organizations. They must also match ESG grants dollar-for-dollar from non-ESG sources. It should be noted that a Consolidated Plan and an annual action plan are required to apply for this type of grant. There is a requirement for an equal amount of matching funds on the part of the receiver; states may exempt first \$100,000 of match, if the state provides the benefit of that exception to jurisdictions least able to pay.

7.3.6 HOME Investment Partnerships Program (HOME)

This program is administered by the Community Planning and Development Office and allocates funds on a formula/entitlement basis. The stated purpose of the HOME Program is:

1. To expand the supply of decent, safe, sanitary, and affordable housing, particularly rental housing, for very low-income and low-income families;
2. To strengthen the abilities of State and local governments to design and implement strategies for achieving adequate supplies of decent, affordable housing;
3. To provide both financial and technical assistance to



participating jurisdictions, including the development of model programs for developing affordable low income housing; and

4. To extend and strengthen partnerships among all levels of government and the private sector, including forprofit and nonprofit organizations, in the production and operation of affordable housing.

Funding may be used for a variety of activities, including housing rehabilitation, tenant-based rental assistance, assistance to homebuyers, acquisition of housing, new construction of housing, site acquisition, site improvements, demolition, and relocation. Eligible applicants for funding include states, cities, counties, and local governments. A

Consolidated Plan and an Annual Action Plan are required to apply. There is also a requirement for matching funds on the part of the receiver equal to 25 percent of the grant amount; this match cannot be part of other federal funds. It should be noted that this match requirement does not apply to certain types of HOME grants.



7.3.7 Neighborhood Initiatives Grants

This program is administered by the Community Planning and Development Office and allocates funds on a competitive/discretionary basis. Monies are provided for a wide variety of other community and housing activities, including those that relate to neighborhood revitalization, and affordable housing. The stated purpose of the program is to improve distressed areas & combine housing with welfare-

to-work initiatives. Eligible applicants for funding include states, cities, counties, local governments, for-profit organizations, nonprofit organizations, and academic institutions. There is no requirement for matching funds on the part of the receiver.

7.3.8 Section 108 Loan Guarantees

This program is administered by the Community Planning and Development Office, and is intended to provide communities with a source of financing for land acquisitions, economic development, property rehabilitation, public facilities and other eligible projects, emphasizing large-scale development. Specifically, Section 108 is the loan guarantee portion of the Community Development Block Grant Program (CDBG). The primary stated objective (in the enabling legislation) is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. Eligible applicants for funding include all entities eligible for CDBG funds, including entities eligible only for the state allocation of CDBG funds. A public entity must describe how each activity to be funded with Section 108 guaranteed loan funds is an eligible activity in accordance with CDBG regulations. There is no requirement for matching funds on the part of the receiver.

7.3.9 Habitat for Humanity

This is a 501(c)(3) nonprofit organization that builds and rehabilitates homes in partnership with low-income people. Houses, sold at no profit to pre-qualified, low-income families, are financed through no-interest mortgages. Mortgage payments are returned to a revolving fund, which is used to finance more construction. Pre-qualified homeowners are required to invest “sweat equity” hours into the Habitat project. The organization utilizes volunteer labor, monetary, and in-kind donations to build houses.

7.3.10 Community Development Corporation (CDC)

A community development corporation is a local, private, nonprofit corporation formed to address special needs of a community, such as the revitalization of lower and moderate income neighborhoods. The organization generally focuses on one or more of the following issues:

- Housing rehabilitation;
- Commercial business development; or
- Social services.

A community development corporation is organized under state charter and federal guidelines for 501(c)(3), private, nonprofit corporations. Community development corporations generally rely upon fund raising efforts to capitalize its programs. Funding sources may also include CDBG or HOME funds from the local government or state grants. Community development corporations typically undertake smaller projects that are less profitable to a bank lender. The corporation may lend money directly or utilize the funds as a guarantee for conventional bank loans. Community development corporations usually have a clear concise mission statement, a group of active

community volunteers, and are managed by financial administrators.

7.4 Summary

These programs require the support and cooperation of the City. The opportunity is to develop quality housing and at the same time a real sense



of accomplishment. These programs all have strings. They are sometimes difficult to administer but a knowledgeable development partner can make them work for a carefully considered project. In time of limited capital, they are especially compelling. Construction is a major industry in Leander. It employs a considerable population. With the difficult decisions before us as a nation and with the re-evaluation of our financial models ongoing, some of these programs may change and perhaps become more of an option to Leander. As the population increases, a dedicated staff member may be the best way to coordinate and administrate these types of project funding mechanisms.

With regard to homelessness, the successful implementation of diverse programs, outlined in this Update, may offset some of the causes for homelessness may be offset. However, compassion and tolerance need to be exercised before an attempt at regulatory enforcement is utilized to “control” this distinct and growing, segment of society.

Orange Place Housing Cooperative/Studio E Architects

32 unit low-income housing facility



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8 Parks, Recreation, Open Space & Public Spaces





8.1 Introduction

An updated Parks, Recreation and Open Space Master Plan was adopted in 2004. This plan, under a separate document outlines the basic plan and phasing of Leander's opportunities (See map pockets for master plan). Currently, Leander is in a transition from a "bedroom" community to a City and although it has opportunities to acquire property for parks, as development occurs, it does not have the funding to develop or maintain anymore than it currently has.

In the Goals and Objectives a few critical recommendations will emphasize the importance of this infrastructure for the citizens of Leander and for the continued health of the community. There are numerous analyses and studies that attempt to quantify the value of parks, green space, open space, preserves, trails and recreation. Although there are many other infrastructure needs that make a community grow, few have the pure quality-of-life impact of parks. It also points out the importance of identifying a way to coordinate trails,



parks, parking, access and joint funding with education. From elementary to higher education, the obvious interface and need for connectivity with trails, open space and recreation is cause for serious consideration of how we can jointly locate facilities for the benefit of our citizens.

8.2 Goals and Objectives

Goal: 8.2.1 Initiate an effort to coordinate and plan around LISD schools.

Objective:

8.2-1.1 Explore opportunities to jointly fund recreation, trail connections, parks, transit stops and other important community interface.

8.2-1.2 Review the fee-in-lieu-of option for park requirements under the development code and identify a possible "school fund" for partnerships between development, the City and LISD or other educational entities.

8.2-1.3 Establish an architectural requirement for school facilities.



Goal: 8.2.2 Improve connectivity with current and planned trails and sidewalks.

8.2-2.1 Review current plans and school locations and identify new connections and routes.

8.2-2.2 Create a priority list for these connections that may be implemented based on need and funding.

Goal: 8.2.3 Identify other possible partners in parks and preserves

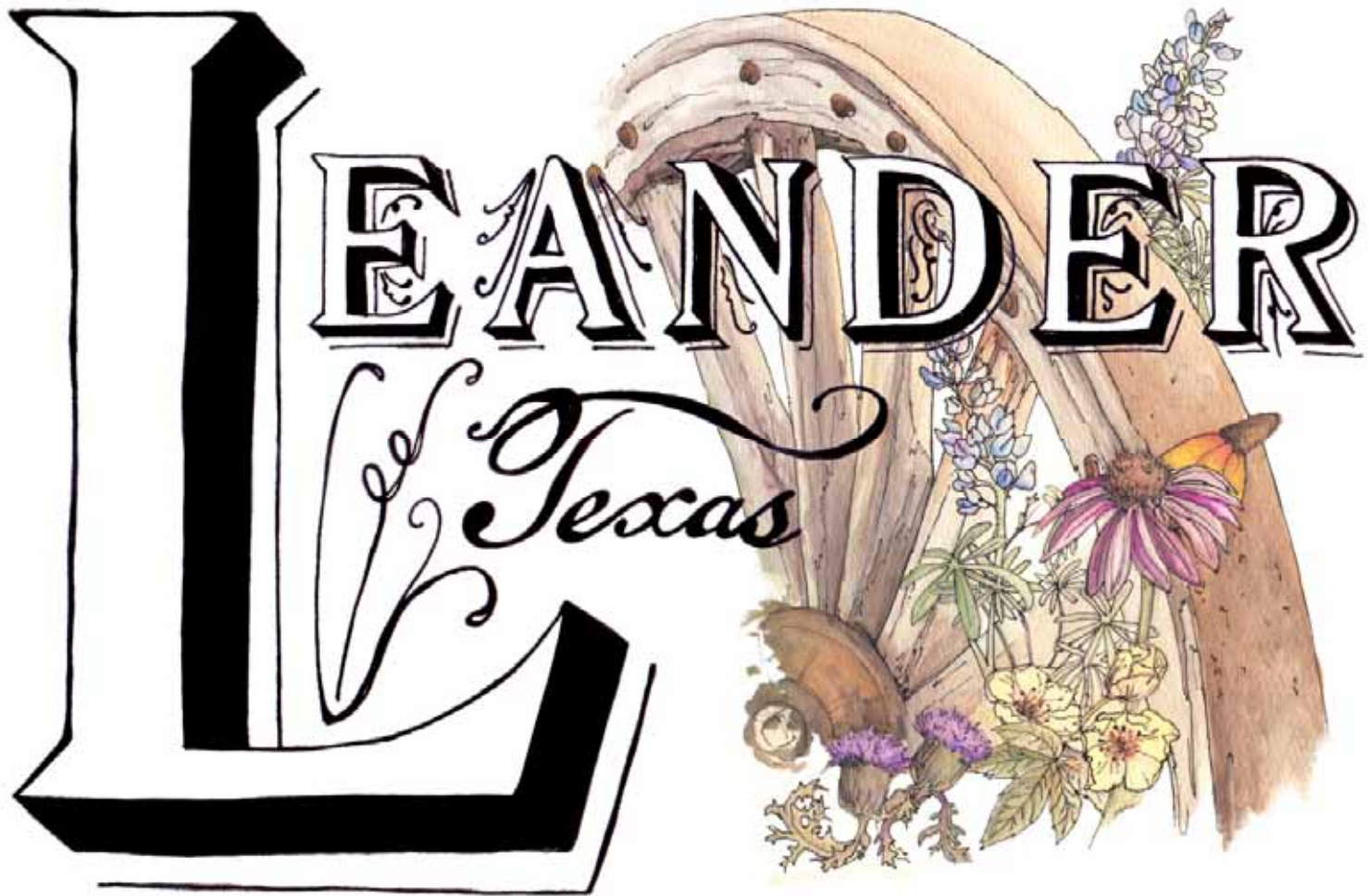
8.2-3.1 Explore opportunities to partner with landowners, foundations and other interested entities, that have an interest in preserving or holding land, such as conservation easements, tax swaps, etc.



<http://www.leandertx.gov/pdfs/Parks,Recreation & Open Space Master Plan—Park Map.pdf>

9

Civic Service & Infrastructure



Introduction 9.1

The provision of adequate public facilities is a primary quality-of-life indicator for municipalities across Texas. Civic Infrastructure is intended to provide a plan for Leander's public buildings and services and interfaces with the neighborhoods and community that make up Leander. This Chapter outlines the number of related City staff employees that exist today to serve the current population.

It will also address the type and quality of public facilities and services available to the residents of Leander and will continue to be an important factor influencing the desirability of Leander as a place to live. It should be noted that public buildings that house the various governmental and service functions of a municipality are generally of two types: (1) those requiring a centralized or a common location and that serve the entire municipal area, and (2) those serving segments of the community on a "service area" basis. Leander's City Hall is an example of a governmental building that serves the entire community, while a fire station represents a public building that has a service area relationship with the community.

We have included some other opportunities or suggestions for shared facilities such as covered in other chapters of this Update. Suggestions that may provide a greater flexibility for service and financial capability.



Location/ Department	Number of Employees
Administration	5 full-time
Police Department	46 full-time , 1 part time
Fire Department	29 full-time , 3 part time
City Secretary	1 full-time
Streets	13 full-time
Planning	3 full-time
Economic Development	1 full-time
Engineering	5 full-time
Parks	9 full-time, 1 part time
Code Enforcement	1 full-time
Golf	15 full-time, 9 part time
Utilities	4 full-time
Permits	5 full-time
Finance	5 full-time
Court	3 full-time



9.2 Goals and Objectives

Goal 9.2-1: Ensure that public services and facilities will adequately serve the needs of residents and businesses within the City of Leander, and that such services and facilities are adaptable to future growth.

Objectives:

9.2-1.1 Maintain a continuous and coordinated planning process that involves citizens, municipal boards/commissions, municipal departments, the Leander Independent School District (LISD), and Austin Community College (ACC) to ensure that the educational needs of all people in the City are being met.

9.2-1.2 Define standards for adequate response/service levels for public services and facilities, such as the following:

1. Municipal government;
2. Educational standards;
3. Cultural growth;
4. Recreational opportunities;
5. Community assembly; and
6. Utilities/infrastructure and solid waste management.



9.2-1.3 Develop a coordinated public facilities plan that addresses future community service needs (i.e., police department, fire department, school district facilities).

9.2-1.4 Identify overlap in service with other jurisdictions and formalize in a manner that enhances and quantifies that service agreement.

9.2-1.5 Use the Future Land Use Plan and future land use projections to aid in determining locations where public service and/or administrative facilities will be needed.

9.2-1.6 Inform new development of service availability for necessary public services and facilities, or where services can be realistically expanded and identify future property dedications to facilitate service for an ultimate development.

9.2-1.7 Ensure that public utility and infrastructure systems (i.e., water supply, storm drainage, etc.) will adequately serve the health, safety and general welfare of residents and businesses within the City.

9.2-1.8 Adopt a long range plan for upgrading deficient service areas of Old Town and initial development with water, wastewater and storm drainage facilities.

9.2-1.9 Utilize recycling and other solid waste management techniques that are financially feasible and environmentally responsible.

9.2-1.10 Promote communication between the City and local citizens through a web based comment site and consider a City newspaper.

9.2-1.11 Review the needs of the existing library facility and of current trends in multi-facility uses for similar public services.

9.2-1.12 Promote the development of multiple medical facilities (especially emergency medical services) within or in close proximity



to Leander.

9.2-1.13 Establish a location that Leander Citizens can utilize for the disposal of large refuse items and hazardous materials.



Goal 9.2-2: As Leander Grows, assure that public facilities are architecturally compelling and provide a sense of community identity, both functionally and aesthetically.

Objectives:

9.2-2.1 Consider partnerships in constructing new civic facilities where a building could be shared with another jurisdiction or private interest, until the community's growth requires the need to utilize the entire space.

9.2-2.2 Ensure that administrative staffing, real property acquisitions, infrastructure improvements, and facility construction/maintenance are based upon priorities set forth within the Comprehensive Plan and upon fiscal practicality.

Goal 9.2-5: Encourage and promote adequate, comprehensive, and coordinated health and human services to effectively serve Leander's citizens.

Objectives:

9.2-5.1 Situate locations of all new health and human services in easily accessible areas.

9.2-5.2 Encourage community organizations to track and monitor potential substance abuse, mental health, workforce issues, health, and basic needs problems and inform the City's citizens of options and opportunities for help.

9.2-5.3 Encourage assistance from community service groups, agencies, and the local hospital system to conduct programs and services in cooperation with a network of health related agencies, institutions,

and associations, on health promotion, education, assessment, and prevention.

9.2-5.4 Explore the capability of the City to partner with other public service entities and organization to create a common location for posting events, services, meetings and volunteers.

9.2-5.5 Encourage area neighborhoods to participate in the discussion of the design and location of public health services facilities.

Goal 9.2-6: Develop a formalized planning relationship among school districts, and the City of Leander to enhance the efficient use of educational facilities.

Objectives:

9.2-6.1 Establish a policy that encourages participation in school programs and facilities from the development community.

9.2-6.3 Encourage the coordination of City capital improvement and functional plans with school district plans.

Goal 9.2-7: Develop and operate a public library system that is capable of providing accurate, timely, relevant, and efficient services to everyone.

Objectives:

9.2-7.1 Locate branch libraries in neighborhood centers or other locations that are attractive and convenient.

9.2-7.2 Enhance the public library's role as a source of information about City government and City services by developing the library as a central repository for storage of the City's historical information.



9.2-7.3 Develop the public library system to include storage and access of information on local governmental operations, policies, and public services.

Goal 9.2-8: Local residents and businesses should feel safe from crime, injury, and other physical and psychological harm.

Objectives:

9.2-8.1 Ensure that there are adequate law enforcement and fire protection services within the City, and encourage the design of safe neighborhoods.



9.2-8.2 Provide adequate, full spectrum lighting and visibility to enhance safety in public places, while maintaining the visibility of the night sky.

9.2-8.3 Where possible, integrate new police, fire, and emergency service (EMS) facilities with other community service facilities to decrease response time, to enhance a community oriented policing effort, and to provide safe and efficient fire and emergency medical services.

9.2-8.4 Conduct public safety awareness programs and provide resources to track and monitor potential health and safety problems.



9.3 Public Facilities and Related Number of Employees

The City of Leander currently employs 164 employees, 145 full-time and 19 part-time, and has ten buildings that house the various necessary local government operations. These buildings are the City Hall, the Davis House that houses Planning and Development Services, the Adams House which is under remodeling for the housing of the Chamber of Commerce, the Pat Bryson Municipal Hall, the Permits Annex, the two Fire Stations, Police Station, the Library, and the Public Works Facility.

The public services provided by the City are divided into several separate departments; this makes it easier for Leander to provide adequate and efficient facilities and services, as well as to plan for the work space and personnel that is needed to administer these services. The following sections describe these various departments by outlining their current spatial conditions and their respective personnel; related recommendations based on the projected population of the City in 2030 of approximately 200,000.

9.3.1 Municipal Space and Employee Needs

With the purchase of the SRI Building on Leander Drive in 2006, the City was able to reallocate space, providing a separate and stand-alone police facility, a police and fire training facility at one location and allow administrative services to remain at City Hall. Previous to this, City Engineering and some Planning Department functions had been located in an old modular home behind City Hall.

The remodel of the SRI Building provided for an upgrade to the Police Department including, holding cells for adult and minors, counseling facilities, interrogation facilities and other necessary requirements for a exemplary law enforcement department.

9.3.3.1 Future Employee and Spatial Needs

The current approach to work space follows the recommendations herein. They include:

1. Use of existing structures that reflect the history and character of the community;
2. The optimum cost for aesthetically pleasing work space; and
3. A respect for the surrounding land uses and a maintenance of compatibility.

The Texas Municipal League publishes best management practices for staffing municipal positions and departments. This guideline indicates a general standard for providing service to a City. Leander should tailor its decisions to reflect the City's distinct needs.

The Leander TOD will also affect a unique type of service requirement unlike the rest of the City. Fire and police will have slightly different training requirements for service in a primarily pedestrian setting. Walking patrols and bicycles will be the predominant form of mobility, with a need for small urban sub-stations for police, fire and EMS. Within a new urban development, with buildings meeting current code, the need for hook and ladder trucks is unnecessary. Smaller equipment can deal with car fires, dumpster fires, etc. Police will provide a more hands on and familiar interaction with pedestrians. This may require a different department within the police force for this unique duty and its staff and facility requirements.



9.3.2 Summary

This section outlines the current condition of municipal facilities and staffing. Facilities and staff do not always meet the demand of a rapidly growing community. The lag time of planning, designing and implementing tax base, the appraisal, the valuation and finally the tax collection, typically, do not generate the income necessary to furnish necessary services in a timely manner. Staff, for a community such as Leander, typically has to multi-task and have some overlapping skills to provide the required level of service. Only after a community develops a meaningful, non-residential, tax base, can real improvements be made in staffing, facilities and specialized services.

Recommendations for the evolution of Leander's Civic Infrastructure are as follows:

- Continue to consider the existing citizens needs, primarily, as plans are made for the future;
- Continue to rescue unique structures and utilize them for the public good;
- Start a public process to create a concept for a new City Administration Building, that will be a landmark in Central Texas and identify possible partners (public and private sector);
- Identify where civic infrastructure can both be shared and located to the benefit of local business, such as parking, open space development, etc.; and
- Keep citizens informed as to the level of service they are receiving, relative to the local, state and national average.

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I **O** Natural Environment Strategies



10.1 Introduction

For the Update, this chapter will concentrate on the Natural Environment. The importance of the environment, its colors, its textures, its critters and shapes are the bones of Leander. There is no other single factor that has more affect on the character and future of Leander. There is no other thing that has so much complexity yet true lack of understanding on the part of mankind. The race of man is slowly beginning to realize both the power and fragility of our environment. The environment, through terrain, drainage ways and geology, has the greatest impact on both the practicality and cost of growth and development, than any other factor. It is therefore, critical that we carefully address those aspects of the environment the City has the capability to both protect and enhance within the limitations of the need to grow.

The City must interface and cooperate with various other jurisdictions and regulators to facilitate development and growth. Multiple aspects of the environment are currently regulated, to some degree, they are as follows:

- United State Corp of Engineers > modification to drainage ways;
- United States Fish and Wildlife Service (USFWS) > endangered species;
- Texas Commission on Environmental Quality > water, air, solid waste, wastewater;
- Texas Department of Transportation > environmental for state roads; and
- Williamson County > roads, storm water volume .

Because each of the entities has a specific program for regulation, they sometimes miss an opportunity to provide a better solution. The City can better see these opportunities and should be an advocate for them.



65 of

The following sections outline more specific aspects of our inter-governmental condition.



10.2 Storm Water Runoff and Quality

Through local, State and Federal requirements, some aspects of how we develop the environment are regulated. The Edwards Aquifer Rules (Chapter 213 of the Texas Water Code) require sediment removal on a site by site basis. Although this is the most practical way for the state to regulate, review, inspect and enforce, it still allows some cumulative impact to overall storm water quality. The Corps of Engineers regulate construction within the “waters of the United States” or recognizable stream beds. The County regulates general storm runoff volume, which limits runoff from a developed track to no more than “undeveloped” volume, to protect the downstream property owners from increased flood waters.

These separate entities have their separate conditions, requirements, time for review, cost of review, and plan submittal requirements, never mind, causing a considerable burden on any who propose development or facility implementation.

Comprehensive Plan Update

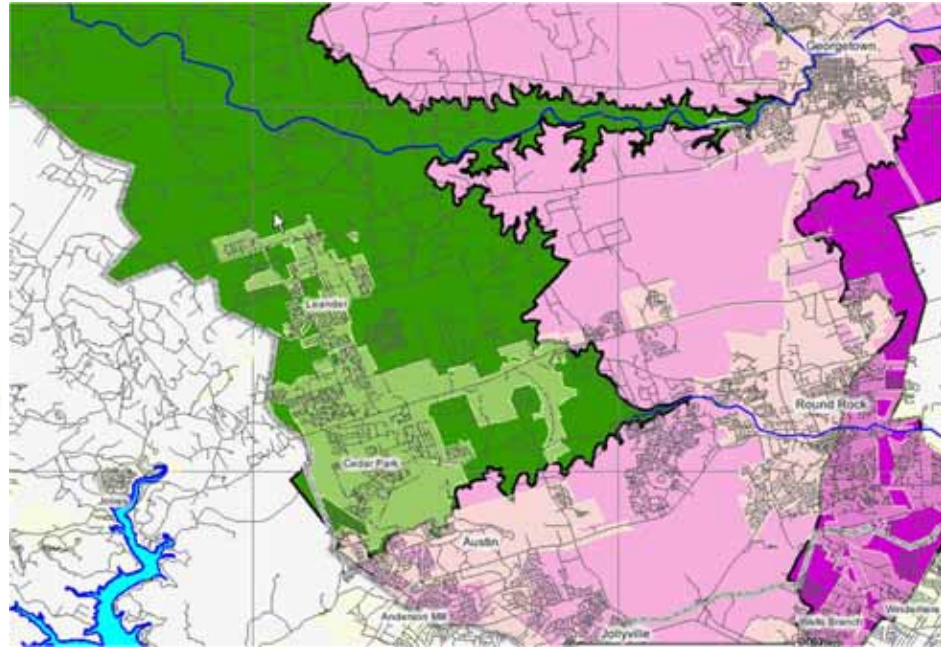
City of Leander

10.3 Endangered Species

Currently there are a number of listed species and species that have been proposed for listing that impact portions of Leander. The Golden Cheeked Warbler and Black Capped Verio occupy the steeper slopes of the Edwards Plateau, and the Oak Savannah's adjacent to them. These mostly fall within the Colorado Basin where there is currently a Habitat Plan in place and the capability to participate in it. There is, however, the potential for some of these critters along the banks of the San Gabriel River.

There are also Karst Invertebrates within the caves and solution cavities of the Edwards Formation. These are also protected and have conditions and requirements that have to be met before development proceeds.

There are other grasses and plants that are also listed but have less stringent conditions associated with them.



10.4 Texas Commission on Environmental Quality (TCEQ)

The TCEQ regulates the City's wastewater effluent to assure it meets its permit requirements for quality. It reviews the handling and treatment of solid waste. It also reviews any application for industry that falls under its air quality rules. It also regulates the Edwards Aquifer Rules and requires that any significant development plan (whether public or private) must submit a plan to assure that sediment will be removed, before storm water may be released, both during construction and after development is completed. There are certain methods that may be used to accomplish this removal and a plan must be submitted and approved before work may begin. The rules may be delegated to a City.

10.5 Texas Department of Transportation (TxDOT)

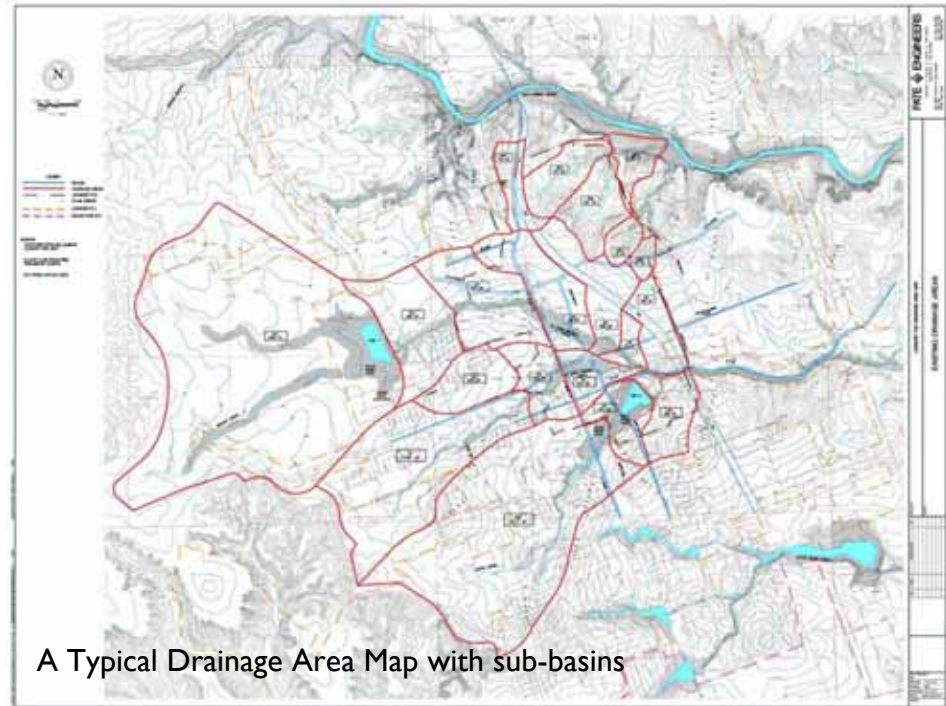
Besides the obvious scope of TxDOT to provide, maintain and operate, both State roads and Federal roads, it also reviews the impact of roadways that have State and/or Federal dollars in them for environmental impacts. For Federal dollars it reviews the project under the National Environmental Protection Act (NEPA), which can take over a year, in some cases, to complete.

10.6 Williamson County

Although Williamson County does not do environmental review, the regulation of storm water can have an impact on the riparian environment. The County ensures that any development does not cause additional storm runoff, or flood waters to damage the downstream property owner/owners. The concept is to assure that each development maintains no more volume of runoff than would have come from the same property in an undeveloped state.

10.6 Goals and Objectives

Goal 10.6-1: Identify strategies to allow more efficiency for both the City and Development while maintaining the natural environment of the City.



A Typical Drainage Area Map with sub-basins

Objectives:

10.6-1.1 Consider taking delegation of the Edwards Aquifer Rules.

10.6-1.2 Consider the creation of a Drainage Utility to manage storm water projects and facilities and to provide protection for Leander's waterways.

10.6-1.3 Identify policies for funding and participation of major drainage improvements.

10.6-1.4 Consider the adoption of a Drainage Impact Fee for areas of the City that would benefit from a basin-wide or regional approach.

10.6-1.5 Promote and provide public access to open space and natural areas via primitive trails, improved trails, equestrian trails, sidewalks and roads where practical.

10.6-1.6 Adopt alternative standards for ground and surface water quality.

10.6-1.7 Adopt policy for the protection of groundwater and groundwater development.

10.6-1.8 Complete the comprehensive Drainage Master Plan and identify priorities for future funding.

10.2-1.8 Establish Riparian Corridors and create specific protection and development requirements.

10.2-1.9 Establish standards for storm water treatment and identify efficiencies for maintenance and operation.

10.2-1.10 Establish a drainage model for the entire City drainage area and calibrate it.

Goal 10.6-2 Identify strategies for the protections of species, waterways, and unique natural settings.

Objectives:

10.6-2.1 Through an update to the Parks, Trails and Recreation Master-Plan, identify unique cultural and natural settings and identify options for preservation.

10.6-2.2 Establish a condition that identifies a significant tree or stand of trees and adopt requirements for their protection.



10.6-2.3 Identify entities and agencies that preserve and regulate for endangered species and establish a line of communication for the benefit of the City so that future listings will not have an unintended consequence to facilities and needs of the Citizens.

10.7 Summary

The great majority of the established service area that represents the future of Leander is undeveloped. The establishment now, of policies and regulation that protect features that only increase in value and significance as the region grows, is necessary today. A careful creation of regulation can streamline a development process once a cooperative working relationship is established with other jurisdictions (See Chapter 11). When Leander reaches 70 to 75% build out, water and waterways will be the most highly sought after areas of the City. Clean water, available for recreation and enjoyment will define a significant segment of Leander quality-of-life. The need to facilitate early development (in the near term) can be accomplished through a plan that allows for protection measures to be phased as the City can afford the operational and maintenance requirements.



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11 A Strategy for Partnerships (Collaboration and Cooperation)



11.1 Introduction

Cities have long since lost the capability for total self-determination. Over the last 30 plus years, Federal and State Government has imposed over-arching rules and regulations from the Endangered Species Act to the Uniform Building Code and there are other jurisdictions that have promulgated rules that we try to fit our needs around. The City's attempt to determine a unique character is constantly being pushed into a standardized mold of uniformity. Our capability to obtain some form of individuality is dependent on others. Collaboration and cooperation are key to our success.

Good working relationships with local government will present options and opportunities for furnishing utilities, providing services, entertaining, and supporting our citizenry. The free market system assures some of that, but there are other arrangements that the City can benefit from:

- 1 Shared equipment and resources;
- 2 Inter-connections of water to provide backup or phased service;
- 3 Regional treatment of wastewater;
- 4 Regional treatment and distribution of water;



- 5 A cooperative approach to policy when dealing with State Agencies;
- 6 Sharing of data and knowledge; and
- 7 Joint planning of roadways and infrastructure.

These arrangements are only successful in an atmosphere of trust.

Leander has established a substantial service area which gives it the capability to create long-range plans for service and therefore, structure long term agreements with surrounding jurisdictions.

Relationships with Federal and State agencies can also create long-term opportunities for collaboration and in some cases, pilot programs. Pilot programs may be unique approaches to addressing a regulatory goal or process. They, again, are based on a relationship of trust.

The need to create a substantive working relationship with LISD grows more important each year. The size and diversity of LISD makes it difficult for them to focus on the needs of one community. However, the development and growth in Leander needs to have some control over how and where schools are built so that all the elements of infrastructure, roads, utilities and character can be coordinated and enhanced by the collaboration.

The following Goals and Objectives intend to position Leander to provide necessary services and reach the goals of the Comprehensive Plan while giving the greatest flexibility and efficiency to do so.

11.2 Goals and Objectives

Goal 11.2-1 Create cooperative efforts with other jurisdictions.

Objectives:

11.2-1.1 Explore efforts that might be best accomplished as partners with other cities.

11.2-1.2 Establish a basis for a development partnership with LISD.

11.2-1.3 Explore the possibility of Master Funding Agreements with TxDOT, Travis County and Williamson County.

11.2-1.4 Make staff assignments for establishing a liaison relationship with TxDOT, TCEQ and the local office of USFWS.

11.2-1.5 Identify policy agreements that the City can make with local and County jurisdictions.

Goal 11.2-2 Share resources with other entities and jurisdictions

Collaboration

Objectives:

11.2-2.1 Initiate an equipment and resource catalog for municipal and public works efforts and explore opportunities to share with other cities.

11.2-2.2 Identify an interconnect policy with other cities.

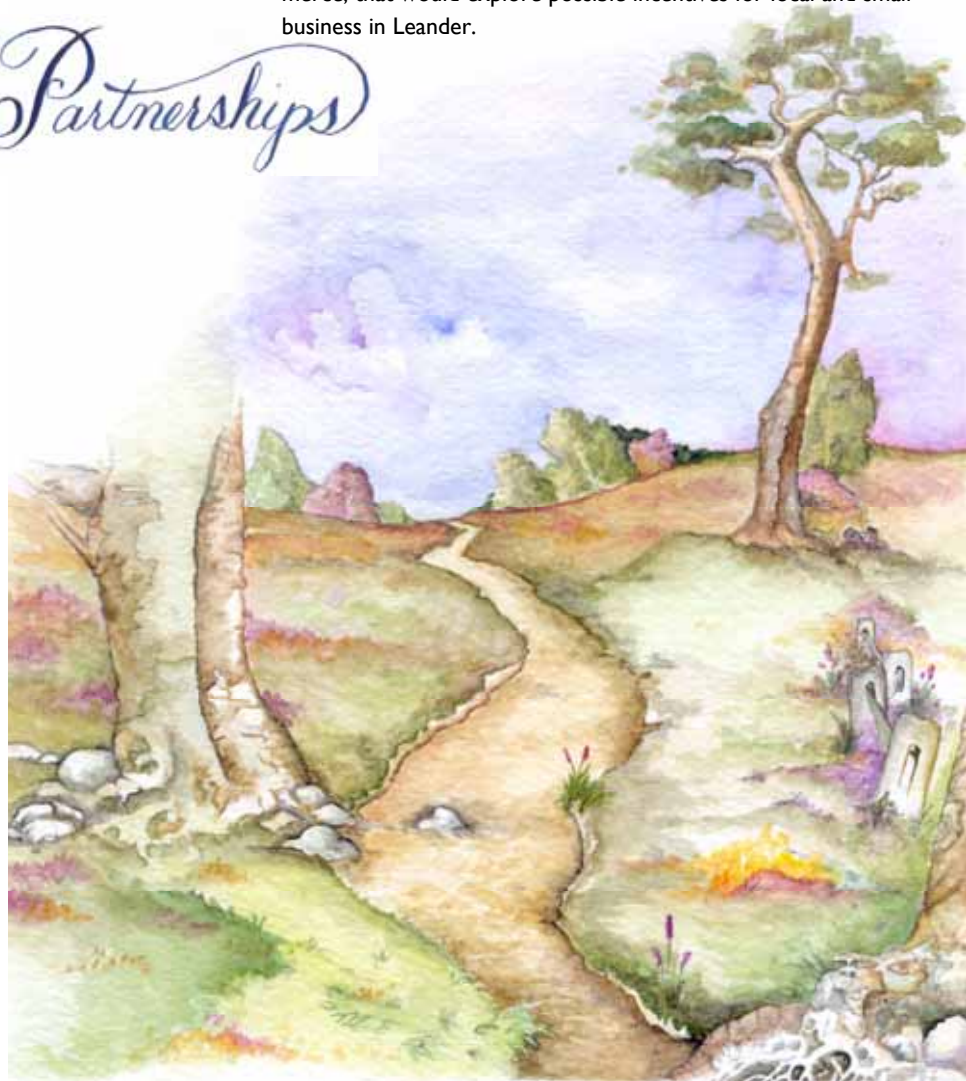
11.2-2.3 Exchange data where it impacts an adjacent city, such as drainage or new road construction and explore the joint creation of modeling or infrastructure planning.

Goal: 11.2.4 Develop a partnership with local business that creates an atmosphere of collaboration and support.

Objectives:

11.2-2.5 Consider an advisory panel made up of local business leaders, in cooperation with the Greater Leander Chamber of Commerce, that would explore possible incentives for local and small business in Leander.

Partnerships



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12

Action Plan



12.1 Introduction

This Comprehensive Plan Update came late. The growth of Leander has been at a pace where the City policies, staff capacity, infrastructure and general resources, have been inadequate to keep up with the needs. Community leaders and City management have been hard pressed to be much more than reactionary to growth pressures. Despite these limitations and difficulties, Leander has demonstrated an exemplary willingness to think “outside the box”, to approach problems with creative solutions and to establish itself, within the state, as a innovative community.

In the face of on-coming growth, Leander needs to identify an Action Plan that is not only attainable, but will continue its desire to establish a quality community standard for new growth, while protecting the current citizens for negative impacts or increase burdens.

The following are distilled from the recommendations of this update and attempt to define some priority without lessening the importance of issues not addressed in this chapter, but included in the previous sections.

12.2 Action Plan Items

The process of comprehensive planning and more important, the need to focus on the ever-changing needs of a City and citizens, cannot be honestly accomplished on a semi-decade basis. A Comprehensive Plan Oversight Committee needs to stay in-place to provide a connection to the intent and vision of the Plan. It can also maintain a dialogue with the community and recommend calibrations to the Comprehensive Plan, as a living document. This Oversight Committee needs to include any willing participant from this Update process so that there is continuity in the many considerations.

Section 4 Future City Plans and Goals

1. Adopt standards for the protection of significant trees.

2. Adopt standards and practices to protect significant riparian corridors. (and in Section 10)
3. Adopt inter-connectivity requirements for adjacent developments that may be phased, over time.
4. Adopt town center, community center and neighborhood center nodes for commercial, educational, recreational and civic activities within reasonable walking radii of residential neighborhoods.
5. Pursue the creation of a joint committee of the City, parents and teachers and LISD to explore ways that the City can support the District’s campus acquisition process and identify joint use, and design opportunities to the benefit of both jurisdictions.
6. Adopt signage and lighting standards for streets, parking and public spaces that considers limited night sky impact. Consider the new Model Lighting Ordinance (developed by the International Dark-Sky Association and the Illuminating Engineers Society) .

Section 5 Multi-Modal Plan—Review of Adopted Thoroughfare Plan

1. Preserve and protect single-family neighborhoods from high traffic volumes, congestion and through-traffic generated by nonresidential and high-density residential areas.
2. Work closely with CapMetro to create an effective grid of public transit options. Density nodes make public transit service much more effective and predictable.
3. Consider entering into Master Funding Agreements with TxDOT, CTRMA, Williamson County and CapMetro for implementing jointly funded improvements within their right-of-way or that may be part of their facility.

Section 6 Infrastructure Update (Arts, Education, Utilities)

1. Create a “tool box” of funding options for major facilities implemented by development and their required parameters for participation.
2. Identify the critical major facility water transmission and wastewater interceptors and consider proposals to fund and implement their construction.
3. Consider adoption of rules that make reuse a preferred development method. Perhaps provide incentives for its inclusion in a plan.
4. Consider the creation of a Multi-Institutional Teaching Center (MITC) for Leander and identify possible institutions not already represented in Central Texas.
5. Actively encourage local telecommunication providers to enhance the capability and quality of service in Leander.

Section 7 Housing Diversity Plan

1. Provide housing and residential facilities so people can live their entire life span within the City of Leander, if they so desire.
2. Offer opportunities for multi-generational employment, entertainment, recreation, and shopping; opportunities. Encourage design that includes and entices multi-generational activities.
3. Ensure the provision of a variety of housing types within the City that will meet the needs of all age, physical acuity, household size, and economic status.



Section 8 Park, Recreation, Open Space and Public Spaces

1. Initiate an effort to coordinate and plan around LISD schools.
2. Establish an architectural requirement for school facilities.
3. Explore opportunities to partner with landowners, foundations and other interested entities, that have an interest in preserving or holding land, such as conservation easements, tax swaps, etc.
4. Improve connectivity with current and planned trails and sidewalks.



Section 9 Civic Infrastructure

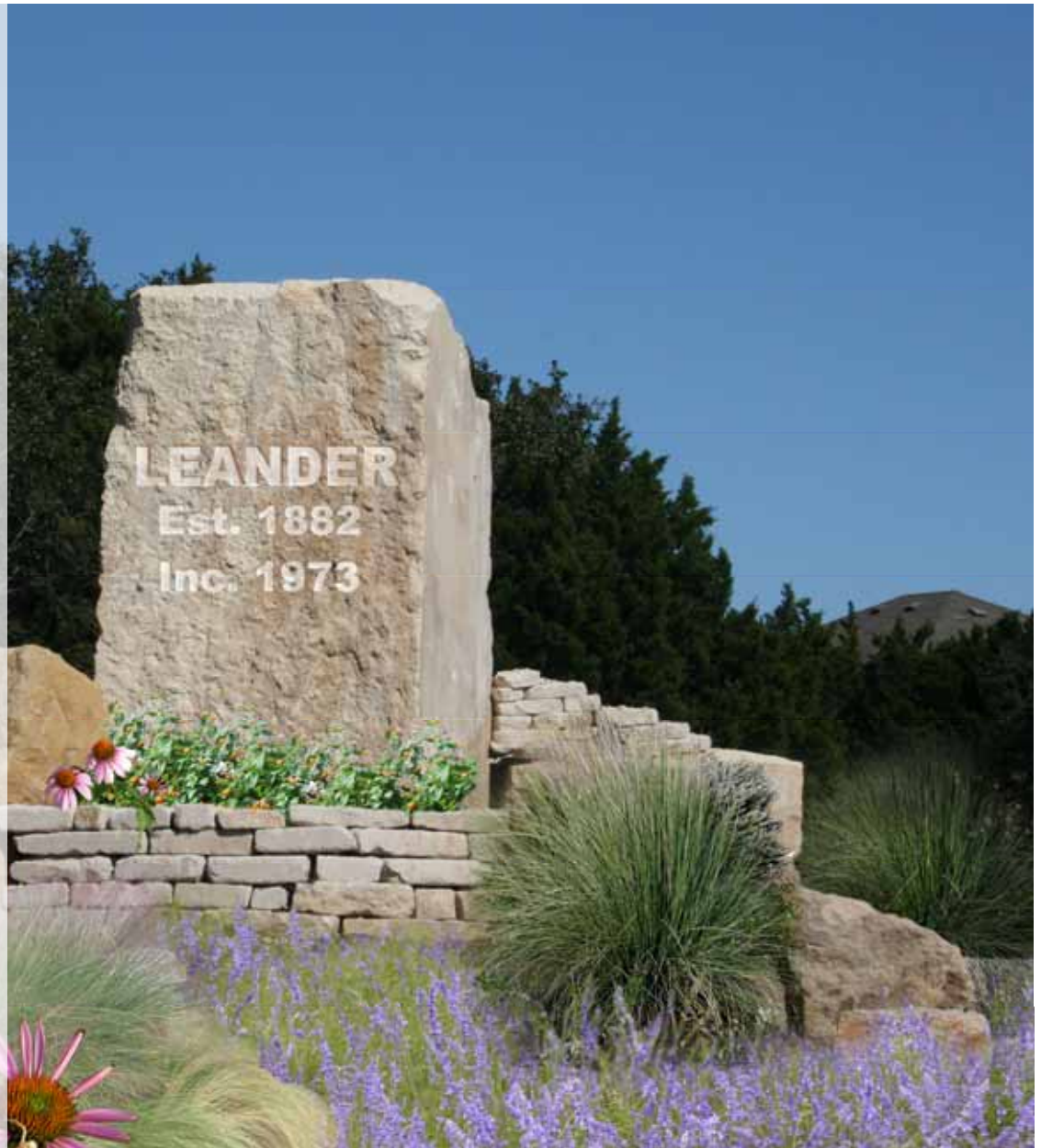
1. Maintain a continuous and coordinated planning process that involves citizens, municipal boards/commissions, municipal departments, the LISD and ACC to ensure that the educational needs of all people in the City are being met.
2. Adopt a long range plan for upgrading deficient service areas of Old Town and early development with water, wastewater and storm drainage facilities.
3. As Leander grows, assure that public facilities are architecturally compelling and provide a sense of community identity, both functionally and aesthetically.
4. Develop a formalized planning relationship among school districts, and the City of Leander to enhance the efficient use of educational facilities.
5. Utilize the Web as a access point for public records, meeting notices, and general communication.

Section 10 The Natural Environment

1. Consider taking delegation of the Edwards Aquifer Rules.
2. Consider the creation of a Drainage Utility to manage storm water projects and facilities and to provide protection for Leander's waterways.
3. Promote and provide public access to open space and natural areas via primitive trails, improved trails, equestrian trails, sidewalks and roads, where practical
4. Establish Riparian Corridors and create specific protection and development requirements.
5. Establish a condition that identifies a significant tree or stand of trees and adopt requirements for their protection.

Section 11 A Strategy for Partnerships, Collaboration and Cooperation

1. Initiate an equipment and resource catalog for municipal and public works efforts and explore opportunities to share with other Cities.
2. Identify an interconnect policy with other cities.
3. Establish a basis for a development partnership with LISD.
4. Explore the possibility of Master Funding Agreements with TxDOT, Travis County and Williamson County.



Glossary of Terms

Condos- Condominiums - offer many of the same amenities as home ownership, except that the development is managed by an "association" that acts much like a cooperative's board of directors (see below). Individual owners of condominium units share in ownership of common areas, such as corridors and recreation rooms indoors and courtyards outdoors. The association makes sure that the common areas are kept in good repair. There may be an on-site superintendent, or there may be a maintenance crew on call.

Condominiums can take many forms structurally. They may be like regular apartments, or they may be townhouses. In fact, many are converted apartment houses or townhouse complexes. Some condominium communities actually offer individual standalone houses; these communities look like typical housing tracts, but again the residents own only the air space inside their homes. Even though each may have a fair amount of property, that property is managed by the association and not the individual owners.

Dendritic – is an illustrative term to describe the branching of a tree or the context of this document, the branching of suburban roadways, i.e. from Major Arterial to Minor Arterial and so on, to neighborhood lane.

Form Based Code - Form-based codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-based codes are an alternative to conventional zoning.

(From the Form Base Code Institute -
<http://www.formbasedcodes.org/definition.html>)

Garden Apartments - A unit in a low-rise apartment complex that includes a substantial amount of open, usually landscaped ground. They are typically no more than three stories high.



An **In-City MUD** will define the areas that will be taxed by the City and those that will bear the cost of the Municipal Utility District improvements. Typically, a City will annex the commercial areas and leave the residential to the MUD.

MUD – Municipal Utility District - Texas Water Code, Chapters 49, 54. Establishes a mechanism to finance public infrastructure to serve properties within the district through the issuance of general obligation or revenue bonds, or a combination thereof, the payments of which are derived from ad valorem taxes against properties located within the district, and/or from revenues generated from the operation of district facilities.

PID – Public Improvement District - The Public Improvement District Assessment Act (Chapter 372 of the [Local Government Code](#)) allows any city to create a defined area district to levy and collect special assessments on property that is within the district and within the city or within the city's Extraterritorial Jurisdiction (ETJ).

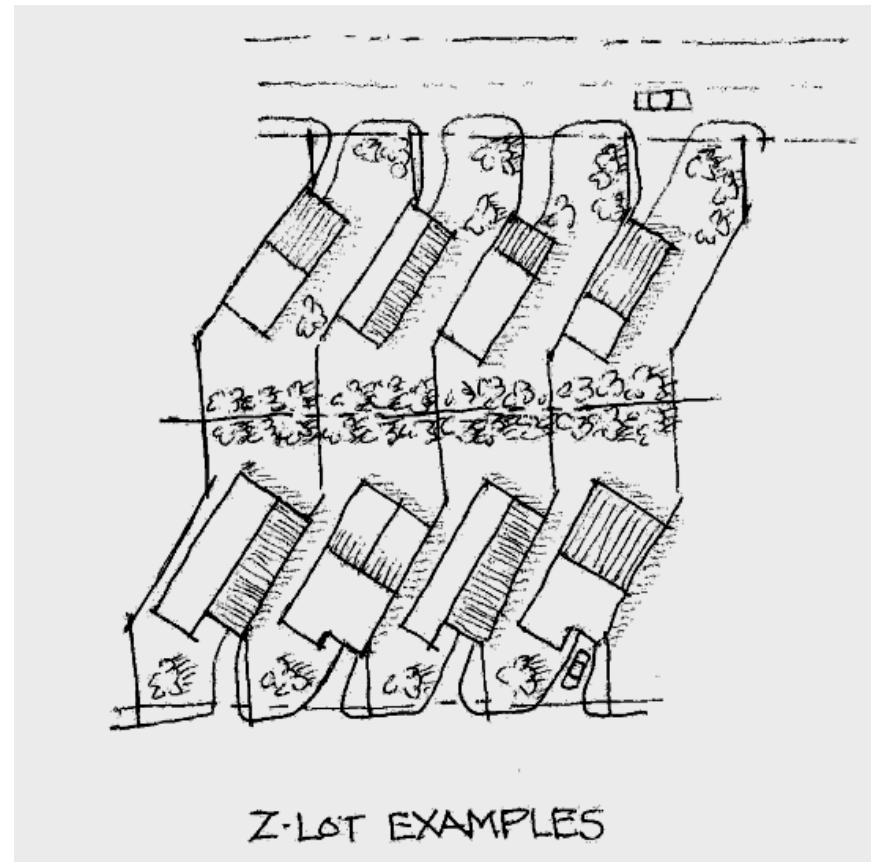
A Public Improvement District may be formed to perform any of the following improvements:

1. Water, wastewater, health and sanitation, or drainage improvements
2. Street and sidewalk improvements
3. Mass transit improvements
4. Parking improvements
5. Library improvements
6. Park, recreation, and cultural improvements
7. Landscaping and other aesthetic improvements
8. Art installation
9. Creation of pedestrian malls
10. Similar improvements
11. Supplemental safety services for the improvement of the district, including public safety and security services; or
12. Supplemental business-related services for the improvement of the district.

PUD – Planned Unit Development – is a zoning category that includes elements and requirements specific to a project. A detailed development requirement. Commonly considered an enhancement of the bargaining process between the **developer and government municipalities which in turn strengthens the municipality's site plan review and control over development for potentially increased profits due to land efficiency, multiple land uses, and increased residential densities.**

Riparian - A riparian zone or riparian area is the interface between land and a stream. Riparian is derived from the Latin *ripa* which means *river bank*.

Z Lots – a configuration of lots that utilize less land and offer options for housing types.



Electronic Map Pocket—a link to
download maps